

City of Mount Holly
Mount Holly City Council Meeting
Monday, December 8, 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

Mayor Bryan Hough 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

Councilman Gowen made a motion to approve the agenda as presented. Councilwoman Breyare seconded the motion. All Council Members present voted in favor. (Motion carried)

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

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

PRESENTATIONS

1. Presentation of a Proclamation and a Key to the City to Master Lance Kirkland
Mayor Hough and the City Council presented Master Lance Kirkland with a Proclamation and Key to the City. Mayor Hough read the proclamation and invited Lance to sit with the Council for part of the meeting.
2. Recognition of Corporal Ronnie Parsons for being Awarded the Advanced Law Enforcement Certificate
Chief Don Roper recognized Corporal Ronnie Parsons for achieving his Advanced Law Enforcement certificate. This is the highest achievement for a law enforcement officer. The Mayor and City Council helped Chief Roper in congratulating Corporal Parsons.
3. Presentation of Employee Service Awards
Mayor Hough recognized the City Employees that have reached milestones in their career with the City of Mount Holly including special recognition of Sonny Rankin in the Streets and Solid Waste Department for 20 years of service and Buddy Rodgers in the Utility Department for 25 years of service.

PUBLIC HEARING

1. Public Hearing for Designating the Lentz-Springs House as an Historic Property
Mr. John Russell, chairman of the Preservation Commission, came before Council to request that the Lentz Springs house located at 16 Oak Grove Street in Mount Holly. He advised that the house was built in the 1870's and one advantages of becoming a historic property is there is a 50% reduction in taxes. He further advised that the Preservation Commission has to approve any changes made to the structure.
At this time, Mayor Pro Tem Toomey made a motion to enter into the public hearing. Councilwoman Breyare seconded the motion. All Council Members voted in favor.
With no one signed up to speak, Councilman Moore made a motion to close the public hearing. Mayor Pro Tem Toomey seconded the motion. All Council Members voted in favor.
Councilman Bishop made a motion to approve the Resolution (#121014A) Designating the Lentz-Springs House as an Historic Property. Councilwoman Breyare seconded the motion. All Council Members voted in favor.

PUBLIC COMMENT – Three (3) Minute Limit

Ruth Neely
159 Patrick Lane
Mount Holly, NC 28120

Ms. Neely came before the Council to thank them for their support of the Gaston County Arts Council. She added that the Arts Council would like to provide assistance to Mount Holly by promoting programs and events on their website.

OLD BUSINESS

1. Consideration and Approval of River Park Subdivision

Mr. Wilson gave a brief synopsis of the previous process that has taken place for River Park Subdivision. He advised that 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.

Furthermore, Mr. Wilson advised that 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 Scuplin 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.

Councilman Hope explained that this is the last property in downtown and we need to make sure it is done right. Councilman Hope then made the motion to approve the rezoning request for tax parcels identification number's 180026, 216452, 180033 and 203453 from PUD R10 single family and R12 single family to conditional district single family detached attached (multi-family) and associated uses with no residential construction allowed on parcel's 180033 and 203453. Councilman Gowen seconded the motion. All Council Members voted in favor.

NEW BUSINESS

1. Consideration and Approval of a Partnership between the City and Ecorp

Ms. Karen Barber with Ecorps came before the City Council to request approval of an Memorandum of Understanding (MOU) between her company and the City of Mount Holly. The MOU would allow for a partnership with the City that would provide environmental programs to Mount Holly citizens without coming before the City Council before each program. It was the consensus of the Council to revisit this topic the Council Retreat.

2. Consideration and Approval of the Dixie Youth Baseball Proposal

Mr. Patrick Cook with Dixie Youth Baseball came before the City Council to ask the City to take over the program. He advised that he has met with representatives from the City and they have all agreed it would be best for the kids involved and the program itself to be a city program. Councilwoman Breyare made a motion to adopt and incorporate the Dixie Youth Baseball Program into the city recreation program. Councilman Gowen seconded the motion. All Council Members voted in favor.

OTHER BUSINESS

Mr. Jackson reminded the Council of some upcoming events--the Christmas after hours, the employee luncheon and the Sole Patrol lunch. Mayor Hough added that he would like for the City to put Christmas lights on the trees in the downtown.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Moore made the motion to adjourn the December 8, 2014 Council Meeting. Councilman Gowen seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 8:43 p.m.