



October 11, 2021 Council Meeting

Mayor Bryan Hough
Mayor Pro-Tem Lauren Shoemaker
Councilwoman Phyllis Harris
Councilman Charles McCorkle
Councilman Jeff Meadows
Councilman David Moore
Councilwoman Christina Pawlish
Marie Anders, City Attorney
Miles Braswell, City Manager

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING AGENDA**



**October 11, 2021
7:00 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

PLEDGE OF ALLEGIANCE

SET THE AGENDA

CONSENT AGENDA

1. Approval of a Proclamation recognizing October as Fire Prevention Month
2. Approval of a Proclamation recognizing October as Breast Cancer Awareness Month
3. Approval of Minutes of the August 23, 2021 Council Work Session Meeting

PRESENTATIONS

1. Swearing In Ceremony for Fire Fighters Kevin Baynard and Austin Denise *Mayor Bryan Hough*
2. Presentation of Eagle Scout Project for a Canine Agility Course *Steven and Bobby Olsen*
3. Presentation from the NC Chapter of the American Planning Association for the Mount Holly River Hawk Greenway as being a Great State Award Winner for a Great Healthy Place *Greg Beal*
4. Update on the Grant received from "Beyond the Call of Duty" for a Commemorative Motorcycle Honoring Officer Tyler Herndon *Chief Don Roper*

PUBLIC HEARING

1. Public Hearing regarding a request by Lehigh Holdings LLC, for a rezoning of 7.88-acre tracts of land at 300 Woodlawn Avenue, Tax Parcel #123116, 402 Meller Street, Tax Parcel #123107, and Tax Parcel #123118 from Light Industrial (L-1) to Conditional District Mixed Use *Brandon Livingston*

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

NEW BUSINESS

1. Consideration and Approval of Bid for the Tuckasegee Storage Building *Mark Jusko*

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a) (3, 5 and 6)

ADJOURN

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: Mayor and City Council Ryan Baker, Fire Chief	Date: October 6, 2021 Meeting Date: October 11, 2021
Agenda Item to be considered: Fire Prevention Week & Month Proclamation	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: To recognize the efforts of fire departments across the nation that use this week to reach citizens to help keep them safe through fire prevention. This week's theme is "Learn the Sounds of Fire Safety."	
Fiscal Impact:	
Will Item affect the 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:	
Result of City Council Decision:	
Attachments: Proclamation	



Mount Holly Fire Department



FIRE PREVENTION WEEK PROCLAMATION

WHEREAS, 110 years ago on the 40th anniversary of the Great Chicago Fire, the Fire Marshals Association of North America determined that the anniversary should henceforth be observed in ways to keep the public informed about the importance of fire prevention; and

WHEREAS, Fire Prevention Week is the longest-running public health and safety observance on record and is held annually the week in which October 9th falls; and

WHEREAS, the Mount Holly Fire Department is dedicated to reducing the occurrence of home fires by providing fire prevention education and protection; and

WHEREAS, homes are the locations where people are at greatest risk from fire, and it is important to have a home fire escape plan that prepares your family to think fast and get out quickly, and

WHEREAS, if your first escape route is blocked by smoke or flames, having two ways out is a key part of your plan; and

WHEREAS, according to the National Fire Protection Association, one-third of American households surveyed thought they would have at least 6 minutes before a fire becomes life-threatening, but in reality, your home could be engulfed in smoke and flames in just a few minutes; and

WHEREAS, only 8% of households surveyed said their first thought on hearing a smoke alarm would be to get out of the house; and

WHEREAS, although three-quarters of Americans do have an escape plan, less than half have actually practiced it; and

WHEREAS, the 2021 Fire Prevention Week theme, **“Chirp or Beep? Know The Difference”**, serves to remind us to know, *CHIRP = Change the Batteries, BEEP = Get Out and Call 911*:

NOW, THEREFORE, BE IT RESOLVED that I, Mayor Bryan Hough, do hereby proclaim the week of October 3 - 9, and the Month of October 2021

2021 FIRE PREVENTION WEEK & MONTH

In Mount Holly, we urge all citizens to know the difference between “Chirp & Beep” and remember to change your smoke detector batteries when you change your clocks. Fire Prevention Week and to heed fire prevention and safety messages all year long.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of October 2021.

Signed:

Bryan Hough, Mayor



To: Mayor and City Council From: Miles Braswell, City Manager	Date: October 7, 2021 Meeting Date: October 11, 2021
Agenda Item to be considered: Proclamation for Breast Cancer Awareness Month	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: October is National Breast Cancer Awareness Month. It is customary that we pass a proclamation to support the effort to raise awareness for breast cancer	
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: Approval	
Result of City Council Decision: 	
Attachments: Proclamation	

P R O C L A M A T I O N

NATIONAL BREAST CANCER AWARENESS MONTH

WHEREAS, according to the American Cancer Society, during this year along more than 6,000 women in North Carolina will receive a diagnosis of breast cancer, and approximately 1,000 North Carolina women will die from the disease; and

WHEREAS, breast cancer is the most commonly diagnosed cancer among women in the nation, and is the second leading cause of cancer deaths among women in North Carolina and in the United States, and

WHEREAS, every woman is at risk for breast cancer even if she has no family history or other risk factors of the disease, and

WHEREAS, early detection can be an extremely effective tool and with timely screening mammograms could prevent 15 to 30 percent of all deaths from breast cancer in women over age 40, and if breast cancer is found and diagnosed while still confined to the breast, the 5-year relative survival rate is more than 98 percent, and

WHEREAS, October is designated as National Breast Cancer Awareness Month and the pink ribbon is the internationally recognized symbol of breast cancer awareness.

NOW, THEREFORE, I, BRYAN HOUGH, Mayor of the City of Mount Holly, North Carolina, by the virtue of the authority vested in me as Mayor, do hereby proclaim the month of October 2021 as “**NATIONAL BREAST CANCER AWARENESS MONTH**” in the City of Mount Holly and urge all citizens to wear pink ribbons in recognition of breast cancer awareness and in honor of women who have lost their lives to breast cancer and of those women who are now courageously fighting the battle with breast cancer.

Witnessed my hand this 11th day of October 2021.

Bryan Hough, Mayor
City of Mount Holly

City of Mount Holly
Mount Holly City Council Work Session Meeting
Monday, September 27, 2021
Council Chambers
6:30 pm

Call to Order

Mayor Hough called the meeting to order at 6:30 pm and advised that Councilman Moore is attending the meeting virtual. The following were present:

Mayor Bryan Hough	Miles Braswell, City Manager
Mayor Pro Tem Lauren Shoemaker	Don Roper, Police Chief
Councilwoman Phyllis Harris	Brian Reagan, Deputy Police Chief
Councilman Charles McCorkle	Ryan Baker, Fire Chief
Councilman Jeff Meadows	Mark Jusko, Recreation Supervisor
Councilman David Moore	Tony Walker, Street and Solid Waste Director
Councilwoman Christina Pawlish	David Johnson, City Engineer/ Director of Utilities
	Greg Beal, Planning Director
Marie Anders, City Attorney	Michelle Wood, Finance Director

Invocation

Councilman McCorkle led the Council, staff and attendees in prayer.

SET THE AGENDA

Mayor Hough Asked for any changes to the agenda. Councilwoman Pawlish made the motion to approve the agenda as presented. Councilman Moore seconded the motion. All Council Members voted in favor. (Motion carried)

CONSENT AGENDA

1. Appointment of Jeff High to the Planning Commission
2. Approval of Minutes from the September 13, 2021 Council Meeting Minutes

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

AGENDA

1. Discussion of the American Rescue Plan (ARP) Act Spending Plan

Ms. Wood came before the Council to explain the ARPA funding and how it can be used. Finance made the recommendation to use the ARPA funds for the Montcross Emerge Program and a Justified Automated Collections Kiosk. The Utilities Department recommends the funding also be used to implement a water meter asset management program the Old Hickory Grove Road Water Line Extension. Councilman Meadows made a motion to move forward with the proposed projects. Mayor Pro Tem Shoemaker seconded the motion. All Council Members voted in favor. Motion carried.

2. Consideration of proposed revisions to the Subdivision and Land Unified Development Ordinance

Mr. Johnson, Mr. Wilson and Mr. DuPont reviewed the proposed changes to the Subdivision and Land Unified Development Ordinance. Councilwoman Pawlish made a motion to approve the proposed changes as presented. Councilman Moore seconded the motion. All Council Members voted in favor. Motion carried

CLOSED SESSION

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

Councilwoman Pawlish made the motion to enter into closed session at 7:38 pm. Councilman McCorkle seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilwoman Pawlish made a motion to come out of closed session and back into regular session at 8:17 pm. Mayor Pro Tem Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilwoman Pawlish made a motion to adjourn the September 27, 2021 Council Work Session Meeting. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 8:18pm

PRESENTATIONS



City of Mount Holly Action Agenda Item

To: Mayor and City Council Ryan Baker, Fire Chief	Date: October 6, 2021 Meeting Date: October 11, 2021
Agenda Item to be considered: Swearing in of Firefighters	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Firefighters Austin Denice and Kevin Baynard will take their oath of office given by the Mayor. Both firefighters will have their badge number assigned and pinned.	
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:	
Result of City Council Decision:	
Attachments: Oath of Office	

Firefighters when I am done, say I will.

Do you solemnly swear that you will support and defend the Constitution of the United States of America and the State of North Carolina against all enemies, both foreign and domestic, and you will faithfully and impartially discharge your duties as a firefighter of the City of Mount Holly under the appointment of the City of Mount Holly to the laws of the North Carolina to the best of your skills and abilities, so help you God.



City of Mount Holly Action Agenda Item

To: City Council	Date: 10/07/2021
From: Chief Roper	Meeting Date: 10/11/2021
Agenda Item to be considered: Eagle Scout Project for Canine Agility Course 	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Bobby and Steven Olsen will be here to present to Council their Eagle Scout Project. They have requested to build a major portion of the MHPD Canine Agility Course. They would be receiving donations for the materials and conducting all the labor involved in the project.	
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:	
Result of City Council Decision:	
Attachments:	



City of Mount Holly Action Agenda Item

To: City Council
Greg Beal, Economic Development
From: Coordinator, Planning Director

Date: October 8, 2021

Meeting Date: October 11, 2021

Agenda Item to be considered: Presentation from the NC Chapter of the American Planning Association for the Mount Holly River Hawk Greenway as being a Great State Award Winner for a Great Healthy Place.

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request:

Recently, the Mount Holly River Hawk Greenway gained the esteemed recognition of being awarded a Great State Award for Great Healthy Place from the APA-NC, the NC Chapter of the American Planning Association. According the awards committee, "You put together a strong nomination that caught the awards committee's attention. Our selection committee was very impressed with the quality and thoughtfulness of your nomination!"

This makes the Mount Holly River Hawk Greenway a two-time award winner. As you know, Centralina Council of Governments named our greenway as the winner of the Excellence in Planning Award in November 2018, where is competed against many other applicants in the 9-county Charlotte region.

This award being statewide, is a huge honor. APA-NC also recognizes other Great State Award winners based on different categories annually. A Great Main Street, A Great Main Street in the Making, Citizen Planner and Best Small Area Plan are just some of the categories from past years.

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
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Manager/Staff Recommendation: For Information Only. Staff will contact the Foundation, FROGS and other groups to be in attendance.

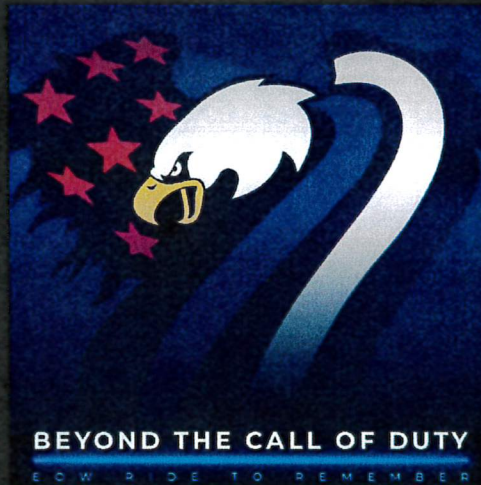
Result of City Council Decision:

Attachments:



City of Mount Holly Action Agenda Item

To: City Council From: Chief Roper	Date: 10/07/2021 Meeting Date: 10/11/2021
Agenda Item to be considered: <i>Update on the Grant received from "Beyond the Call of Duty" for a Commemorative 2021 Harley Davidson Electraglide Motorcycle Honoring Officer Tyler Herndon</i>	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: This non-profit group made a brand-new Harley Davidson Electraglide available for donation to any agency with a fallen officer in 2020. Mount Holly Police was one of sixty-eight agencies that submitted a proposal for potential awarding. On September 19 th Mount Holly was notified they were the recipient of the award.	
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:	
Result of City Council Decision:	
Attachments: <i>Power Point Presentation</i>	



Commemorative Motorcycle in Honor and Remembrance of Officer Tyler A. Herndon

Beyond the Call of Duty

- Beyond the Call of Duty is a 501(c)3 nonprofit organization dedicated to raising awareness of first responders lost in the line of duty and to support the families and communities of the fallen.
- They are located in Spokane, Washington and their largest event is an annual End of Watch Ride to Remember. During this event, members travel across the Nation to visit each department that lost an Officer due to a line of duty death.
- The members of Beyond the Call of Duty visited Mount Holly Police Department on July 20, 2021.
- It was at this event we learned they were accepting letters of interest to receive a commemorative motorcycle to honor our fallen.
- A letter of interest was submitted to receive this motorcycle on September 8, 2021.
- Beyond the Call of Duty informed a member of the Mount Holly Police Department we were in the final three in the Nation to receive the commemorative motorcycle on Saturday, September 18th.
- On September 19th, a member of our department was informed we were chosen to receive the commemorative motorcycle out of 68 other departments Nationwide.



End of Watch Ride to Remember 2020 at Mount Holly Police Department
July 20, 2021



Five members of Beyond the Call of Duty who rode to remember
their loved ones or friends who were killed in the line of duty.



Tyler's Photograph on the Memorial Trailer

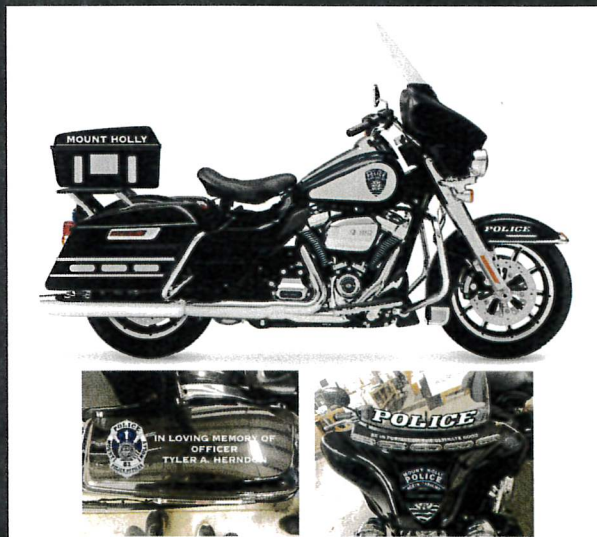


Captain Sisk, Chief Roper, and Deputy Chief Reagan with two survivors ,who are members of Beyond the Call of Duty. The significant others of these two members were Officers who were killed in the line of duty and they ride to remember them.



The commemorative motorcycle is a 2021 Harley Davidson Electra-Glide Police Edition and will be outfitted with all equipment, such as lights and siren. It will also be marked with Mount Holly Police Department insignia , as well as decals to remember and honor Officer Tyler Herndon.

The two Mount Holly Police Department Traffic Unit Officers will be trained and certified to operate the motorcycle. On clear days, these Officers will utilize the motorcycle for traffic enforcement, as well as special occasions such as parades and community events.



The mock-up of the decal locations on the commemorative motorcycle.

The tops of each saddle bag will depict "IN LOVING MEMORY OF OFFICER TYLER A. HERNDON" and will have his badge depicted beside it.

The fairing cowl will depict the Mount Holly Police Department patch with a mourning band across it with Tyler's name and End of Watch date inside.

"Be in Pursuit of the Ultimate Good" will be depicted below the windshield.

PUBLIC HEARINGS



City of Mount Holly Action Agenda Item

To: City Council From: Brandon Livingston	Date: 10-5-2021 Meeting Date: 10-11-2021																																				
Agenda Item to be considered: Public hearing regarding a request by Lehigh Holdings LLC, for a rezoning of 7.88-acre tracts of land at 300 Woodlawn Avenue, Tax Parcel #123116, 402 Meller Street, Tax Parcel #123107, and Tax Parcel #123118 from Light Industrial (L-1) to Conditional District Mixed Use.																																					
Will this require a public hearing? ☒ YES ☐ NO																																					
Background/Purpose of Request: The owner of the Woodlawn Mill, Roger Lovelett, submitted an application for a Conditional District rezoning for mixed use. The property has been listed for sale and there has been interest, but a limitation Mr. Lovelett expressed was the current zoning of Light Industrial (L-1) due to the districts limited allowed uses. The mixed use zoning could allow for multifamily/apartments, office, retail, brewery, distillery, brewpubs, art studio, artist work space, restaurant, or indoor recreation uses. There is no intended user at this time, but we are encouraged that Mr. Lovelett is willing to be proactive to amend the zoning. The Mill was identified in the 2018 Strategic Vision Plan and Mr. Lovelett participated in the planning process, which is appreciated so that a publicly supported plan can better align with a private property owner's vision. The Public Involvement Meeting was held on September 29 from 4:00 to 6:00 PM with three members of the public in attendance. The overall feedback was positive with one comment that a neighbor wanted to assure that no government housing would be approved. Government housing is not part of this rezoning plan. The Planning Commission unanimously recommended approval of the rezoning request at last Monday's meeting.																																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="4">Fiscal Impact:</td> </tr> <tr> <td style="width: 45%;">Will Item affect current budget</td> <td style="width: 15%;">☐ YES</td> <td style="width: 15%;">☐ NO</td> <td style="width: 25%;">☒ N/A</td> </tr> <tr> <td>Reviewed by Finance Director</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Preaudit Certification required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Capital Project Ordinance required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Budget Transfer required</td> <td>☐ YES</td> <td>☐ NO</td> <td>☒ N/A</td> </tr> <tr> <td>Total City Dollars:</td> <td colspan="3">\$</td> </tr> <tr> <td>Budget Code</td> <td colspan="3"></td> </tr> <tr> <td>Reviewed by City Attorney</td> <td>☒ YES</td> <td>☐ NO</td> <td>☐ N/A</td> </tr> </table>		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
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Budget Transfer required	☐ YES	☐ NO	☒ N/A																																		
Total City Dollars:	\$																																				
Budget Code																																					
Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A																																		

Manager/Staff Recommendation:

Staff supports the zoning amendment to Conditional District Mixed Use

Result of City Council Decision:***Attachments:***

- 1. Rezoning Application***
- 2. Conditional Rezoning Plan***
- 3. Consistency Statement with Land Use Plan***

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

Date Filed: 8-20-2021 Application Number: 8-20-2021A

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:

LEHIGH HOLDINGS LLC

Address: 508 East Kingston Avenue, Charlotte, NC 28203 as evidenced by Deed Book 4847/4848/4848 on Page 1556/0343/0334 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 300 Woodlawn Avenue and 402 Meller Street on the Left or Right side of the Woodlawn Avenue between Madison Drive and B Avenue, and has a Tax Listing of: Tax Parcel # 123118/123116/123107. Said lot(s) has (have) a frontage of 1,800 feet and is approximately 7.88 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 Light Industrial (L-1) Zone to Conditional District-Mixed Use Zone.

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

6. If the Conditional 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).

Apartments, multi-family, office, retail, brewery
distillery, brew pub, art studio, artist work space

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.

Roger Lovelett
Name of Applicant(s)

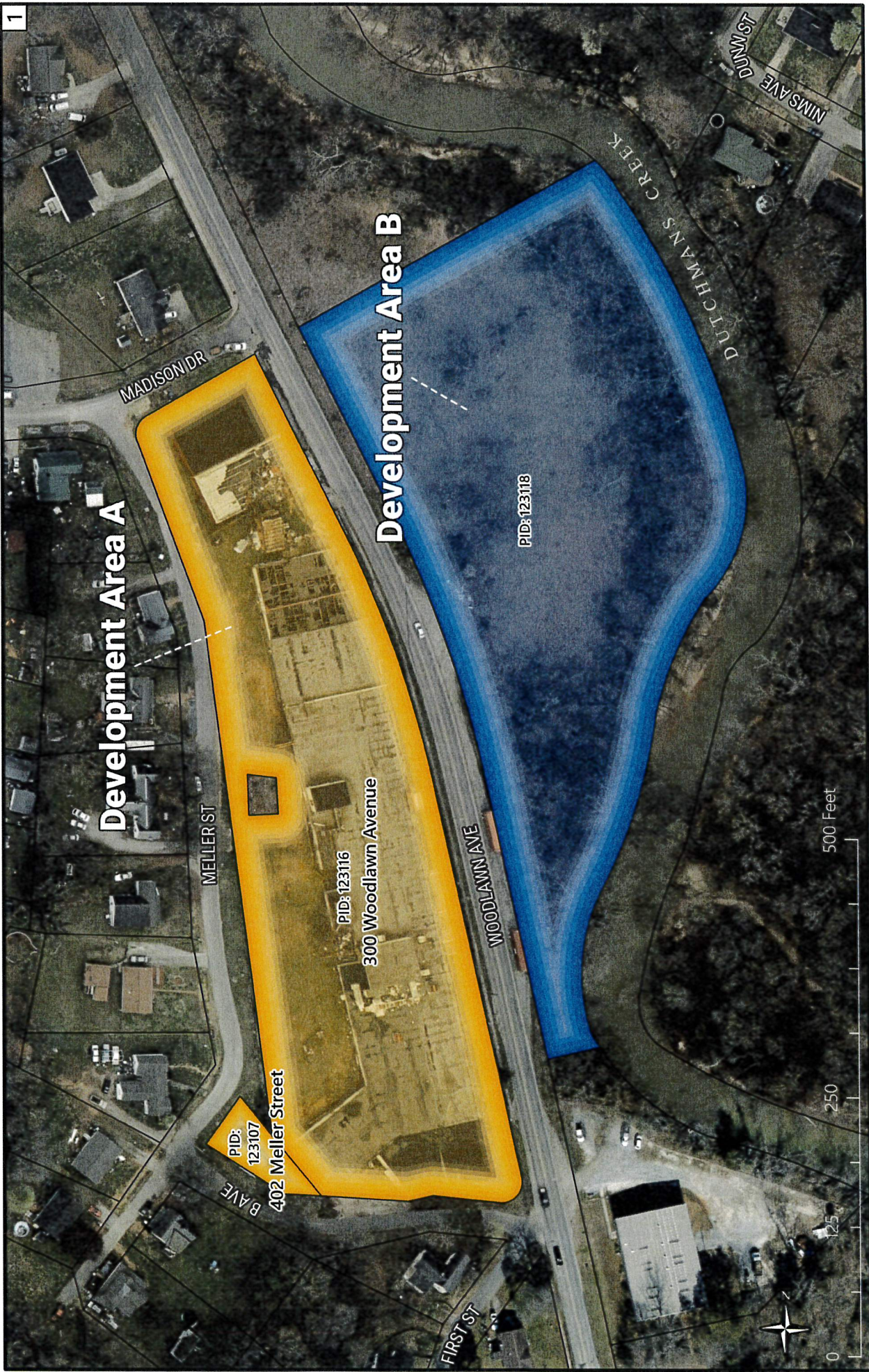
Owner, Lehigh Holdings
Interest of Applicant in Subject Realty:
(Must be the owner if requesting
Conditional Rezoning)

Applicant's Address: 508 E. Kingston Ave, Charlotte, NC 28203

Phone Number: 704-458-1093

Signature: Roger W. Lovelett

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 \$ N/A (See Fee Schedule) at least 30 days prior to the Planning Commission meeting for initial consideration.



CONDITIONAL DISTRICT REZONING PLAN

300 Woodlawn Avenue, 402 Meller Street, Parcel ID: 123118

Property Owner:

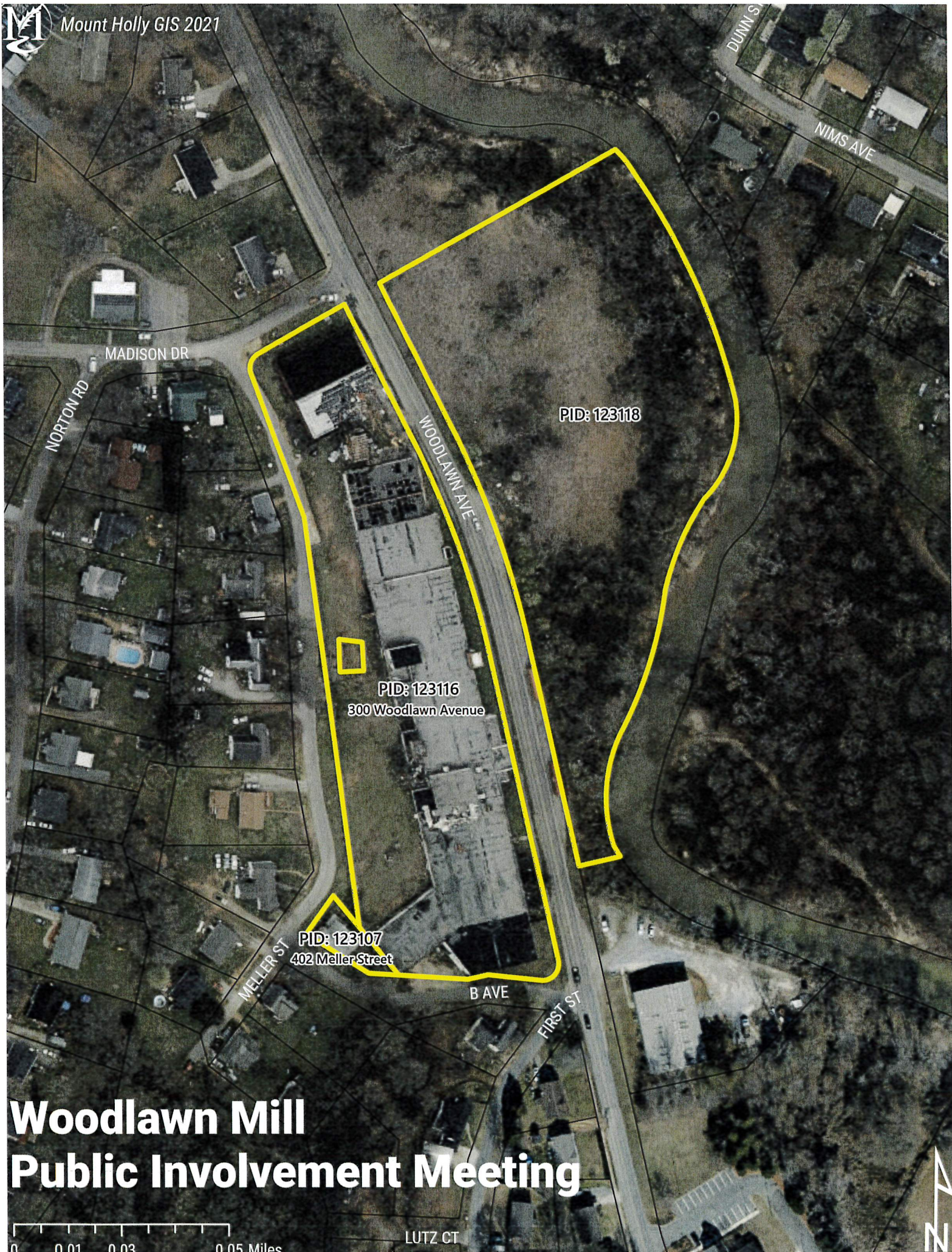
Lehigh Holdings LLC
508 East Kingston Avenue
Charlotte, NC 28203

Site Development Data:

Acreage: 7.88 ac
Parcel ID: 123118, 123116, 123107
Proposed Zoning: CD-Mixed Use
Existing Zoning: Light Industrial (L-1)

Conditional Notes:

1. Crosswalk/pedestrian connection is required between Development Area A and Area B. A five (5) foot wide sidewalk with at least six (6) foot wide planting strip along road frontage of Area B is required.
2. Screening/Parking: All screening and parking will conform to Article 8, Off-street parking and loading and Article 10, Landscaping & Tree Protection of the Zoning Ordinance. Parking that is provided on Development Area A that is adjacent to Meller Street, B Avenue or Madison Drive shall maintain adequate screening to prevent light pollution from headlights towards residential property.
3. Architectural Standards: The standards are outlined in the Manual for Development in Downtown Mount Holly and should be followed along with commercial standards in the Zoning Ordinance. No vinyl or aluminum siding shall be allowed onsite. Decorative capped lighting shall be required to reduce light pollution to the surrounding area.
4. Permitted Uses:
 1. Multifamily can occupy no more than 50% of the property or more than 40,000 square feet of the existing structures in Area A, whichever is greater. This is to preserve the mixed use component if multifamily is developed.
 2. Office, retail, brewery, distillery, brew-pubs, art studio, artist work space, restaurant, and commercial recreation uses (indoor) are permitted.
 3. Other uses outlined in Article 6 Table of Permitted and Special Uses under the B-1 Central Business District zoning are allowed. These properties are part of the Downtown Gateway Overlay District, under Section 5.21 of the Zoning Ordinance certain uses in the B-1 district are prohibited, which would also apply to this Conditional District Rezoning.
5. Floodplain: In August 2011, a Post Construction Floodplain Development Permit was submitted by LandDesign, Inc. and approved by the City of Mount Holly, which noted that the fill dirt placed in Developable Area B was in accordance with FEMA standards and has been reflected in subsequent, updated Flood Insurance Rate Maps. The 2019 Strategic Vision Plan notes that Developable Area B would be suitable for parking because of the location of the 100-year floodplain or Special Flood Hazard Area. Any proposals involving the building of structures within Developable Area B, would have to conform with the requirements for construction and floodproofing under Article 16 Floodplain Management of the Mount Holly Zoning Ordinance.



Woodlawn Mill Public Involvement Meeting



Statement of Consistency

In considering the request associated with petition 08-20-2021A, an amendment of the Zoning Map to allow a rezoning of 300 Woodlawn Avenue, Parcel #123116, 402 Meller Street, Parcel #123107, and Tax Parcel #123118. The Mount Holly Planning Commission finds the petition to be a reasonable request and in the public interest. It further finds it to be consistent with the Land Use Plan because:

- It promotes the Land Use Policy #1: Identify changes to the zoning ordinance that encourage development matching the goals of the preferred growth strategy and future land use map.
- It promotes the Land Use Policy #2: Encourage the development of distinct mixed-used districts for Downtown, the Gateway Centers, and the Neighborhood Centers as identified on the future land use map
- It promotes the Mobility Policy #3: Promote a more walkable and pedestrian friendly environment to aid in the successful development and redevelopment of centers and corridors.
- It promotes the Economic Development Policy #1: Promote opportunities for additional retail and restaurant establishments within the City.
- It promotes the Community and Cultural Resources Policy #1: Continue to leverage arts as a placemaking initiative and tourism driver.
- It promotes the Community and Cultural Resources Policy #3: Encourage placemaking best practices, particularly in mixed-use districts.

This finding(s) is supported by a 9 - 0 vote by the Mount Holly Planning Commission during its October 4, 2021 meeting.


Chair, Planning Commission

10-04-2021
Date

OLD BUSINESS

NEW BUSINESS



City of Mount Holly Action Agenda Item

To: Mayor and City Council

Date: 10-5-21

From: Mark Jusko

Meeting Date: 10-11-21

Agenda Item to be considered: Consideration and Approval of Bid for the Tuckasee Storage Building

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request; The bid for the 30 X 80 storage building to be placed behind the Tuckasee Community Center was initially advertised on August 15. The pre-bid meeting was held on August 31. The first bid opening was set for September 16, we did not get enough bids at this time to open them.. We re-advertised on September 17, and on September 27 we were able to open up the following two bids.

Company	Custom Building Systems (a division of Quinn Sales)	Miles McClellan
Storage building	\$291,900.00	\$360,372.00
Contingency	\$43,785.00	\$54,056.00
Total Bid	\$335,685.00	\$414,428.00
Alternate 1 (White roof instead of green roof)	Deduct 3,000.00 for white roof	No savings
Alternate 2(remove existing storage shed)	\$2,200.00	\$2,500.00

As you can see Custom Building Systems won the bid. The project management team of Jeremy Moss, Mark Jusko, and Jonathan Wilson would recommend along with the acceptance of the total bid to accept alternate #2, the removal of the old existing shed. Custom has expressed to us that because of delays in materials the project will be complete by May 1.

Fiscal Impact:

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

Manager/Staff Recommendation: To accept the bid of Custom Building systems along with alternate #2.

Result of City Council Decision:

Attachments:

OTHER BUSINESS

REPORTS

Mount Holly Parks & Recreation

Monthly Report- September 2021

Senior Citizen Activity Group- The Senior Citizens met 21 days during the month of September. The total attendance was 318, with 33 different members attending. Their activities included walking, corn hole, and shuffleboard.

Fitness Center- The Fitness Center was open 21 days throughout September. The total attendance was 129, with 25 different members attending.

Athletics-

Our youth fall sports teams began playing games in September. We have 424 participants total in our soccer, baseball, and girls' volleyball programs. Games are scheduled to be finished by the third week in October.

Free-play basketball for youth is open at the Old Gym on Mondays-Thursdays after school. We have been averaging 10 children per session.

Free-play pickleball was held Tuesdays and Thursdays from 1-3pm at the Tuckaseegee Community Center. We had a total of 60 visits by 20 different players.

Rentals & Special Events- The Tuckaseegee and River Street Park shelters were rented 14 times during the month of September. The estimated attendance was 540 people.

News & Notes-

Trail counter numbers for A & E Riverfront Trail- 49/day. Trail counter number for Dutchman's Creek Trail – 15/day.

There is a downtown event scheduled for Friday October 8. REO Survivor will be providing the entertainment.

Registration for youth flag football and adult kickball is going on until October 7.

Registration for youth basketball will begin on October 8. Leagues are available for ages 3-15.

Parks & Recreation Commission is scheduled to meet on Tuesday October 26th at 630pm.

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(09/01/2021 - 09/30/2021)

Offense:	Closed By Arrest:	Closed/Oth. Means:	Death of Offender:	Prosecut. Declined:	Cust. Oth. Jurisdic.:	Vic. Ref. Cooper.:	Juv. No Custody:	Not Applic.:	Unfound.:	Reported:	Actual:	Further Invest.:
11D - Fondling	0	0	0	0	0	0	0	3	0	3	3	3
13A - Aggravated Assault	1	1	0	0	0	0	0	6	0	6	6	4
13B - Simple Assault	1	0	0	0	0	0	0	5	0	5	5	4
13C - Intimidation	0	0	0	0	0	0	0	1	0	1	1	1
200 - Arson	0	0	0	0	0	0	0	1	0	1	1	1
220 - Burglary/Breaking & Entering	0	0	0	0	0	0	0	2	0	2	2	2
23C - Shoplifting	0	0	0	0	0	0	0	1	0	1	1	1
23F - Theft From Motor Vehicle	0	1	0	0	0	0	0	3	0	3	3	1
23G - Theft of Motor Vehicle Parts or Accessories	0	2	0	0	0	0	0	5	0	5	5	3
23H - All Other Larceny	0	1	0	0	0	0	0	6	1	6	5	4
240 - Motor Vehicle Theft	0	0	0	0	0	0	0	2	2	2	0	0
26A - False Pretenses/Swindle/Confidence Game	0	0	0	0	0	0	0	2	0	2	2	2
26B - Credit Card/Automatic Teller Machine Fraud	0	0	0	0	0	0	0	3	0	3	3	3
280 - Stolen Property Offenses	2	0	0	0	0	0	0	4	0	4	4	2
290 - Destruction/Damage/Vandalism of Property	1	2	0	0	0	0	0	6	0	6	6	3
35A - Drug/Narcotic Violations	11	0	0	0	0	0	0	11	0	11	11	0
35B - Drug Equipment Violations	5	0	0	0	0	0	0	6	0	6	6	1
90D - Driving Under the Influence	3	0	0	0	0	0	0	3	0	3	3	0
90F - Family Offenses, Nonviolent	0	0	0	0	0	0	0	4	1	4	3	3
90J - Trespass of Real Property	1	0	0	0	0	0	0	1	0	1	1	0
90Z - All Other Offenses	5	1	0	0	0	0	0	7	0	7	7	1
90Z.01 - Traffic Violations	13	0	0	0	0	0	0	18	0	18	18	5

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(09/01/2021 - 09/30/2021)

Offense:	Closed By Arrest:	Closed/Oth. Means:	Death of Offender:	Prosecut. Declined:	Cust. Oth. Jurisdic.:	Vic. Ref. Cooper.:	Juv. No Custody:	Not Applic.:	Unfound.:	Reported:	Actual:	Further Invest.:
90Z.03 - Court Violations	9	0	0	0	0	0	0	9	0	9	9	0
90Z.04 - Parole or Probation Violations	1	0	0	0	0	0	0	1	0	1	1	0
90Z.05 - Found Property	1	4	0	0	0	0	0	8	0	8	8	2
90Z.06 - Involuntary Commitment	2	0	0	0	0	0	0	2	0	2	2	0
90Z.07 - Suicide	0	1	0	0	0	0	0	1	0	1	1	0
90Z.08 - Escape from Custody or Resist Arrest (Non Assaultive)	4	0	0	0	0	0	0	4	0	4	4	0
90Z.10 - Missing Person	0	2	0	0	0	0	0	4	0	4	4	2
90Z.11 - Call For Service	2	3	0	0	0	0	0	13	2	14	12	7
90Z.13 - B&E to Motor Vehicle	0	0	0	0	0	0	0	3	0	3	3	3
90Z.15 - Damage to Property <\$500.00	1	2	0	0	0	0	0	8	1	8	7	4
Totals:	63	20	0	0	0	0	0	153	7	154	147	62

Arrest Race/Sex Totals by Offense

MOUNT HOLLY POLICE

(09/01/2021 - 09/30/2021)

Primary Offense:	White Male:	Black Male:	Indian Male:	Asian Male:	White Female:	Black Female:	Indian Female:	Asian Female:	Juven.:	Adult:	Resd.:	NonRes.:	Arrests:
13A - Aggravated Assault	0	1	0	0	0	0	0	0	0	1	1	0	1
13B - Simple Assault	0	2	0	0	0	0	0	0	0	2	2	0	2
280 - Stolen Property Offenses	0	0	0	0	1	0	0	0	0	1	1	0	1
35A - Drug/Narcotic Violations	3	0	0	0	1	0	0	0	0	4	0	3	4
90D - Driving Under the Influence	1	0	0	0	0	2	0	0	0	3	0	2	3
90J - Trespass of Real Property	0	1	0	0	0	0	0	0	0	1	0	1	1
90Z - All Other Offenses	0	1	0	0	1	1	0	0	0	3	3	0	3
90Z.01 - Traffic Violations	1	0	0	0	0	0	0	0	0	1	0	1	1
90Z.03 - Court Violations	7	0	0	1	0	0	0	0	0	8	4	4	8
90Z.04 - Parole or Probation Violations	0	1	0	0	0	0	0	0	0	1	0	1	1
90Z.08 - Escape from Custody or Resist Arrest (Non Assaultive)	1	0	0	0	0	0	0	0	0	1	0	1	1
Totals:	13	6	0	1	3	3	0	0	0	26	11	13	26

Citation Totals by Charge

MOUNT HOLLY POLICE

(09/01/2021 - 09/30/2021)

Charge:	Number of Charges:
Speeding (Misdemeanor)	7
Speeding (Infraction)	4
No Operator License	8
Driving While License Revoked	5
Expired Registration	7
Inspection	1
Failure To Stop (Stop Sign/Flashing Red Light)	9
No Insurance	1
Possess/Consume Alcohol - Passenger	1
Other (Misdemeanor)	2
Other (Infraction)	1
Other (2nd Charge - Misdemeanor)	4
Other (2nd Charge - Infraction)	1
Total:	51

Mt Holly PD
400 E CENTRAL AV MT HOLLY , NC 28120

CFS By Department - All Departments By Date
9/1/2021 - 9/30/2021

MOUNT HOLLY POLICE	Count	Percent
ALARM B	33	1.82%
ALARM R	23	1.27%
ANIMAL COMPLAINT	1	0.06%
ASSAULT AL OCC	7	0.39%
ASSAULT W/ WEAPON	1	0.06%
ASSIST CITY DEPARTMENT	1	0.06%
ASSIST FD/EMS	20	1.10%
ASSIST LE AGENCY	29	1.60%
ASSIST OTHER	8	0.44%
ATTEMPTED B & E	1	0.06%
B & E RES AL OCC	4	0.22%
B & E RES IN PROG	1	0.06%
B & E TO VEHICLE ALR OCC	10	0.55%
B & E VEHICLE IN PROGRESS	1	0.06%
CHECK ROADWAY	9	0.50%
CHECK THE WELFARE	18	0.99%
CHILD ABUSE AL OCC	1	0.06%
CHILD CUSTODY	2	0.11%
CIVIL DISPUTE	5	0.28%
COMMUNICATING THREATS	10	0.55%
COURT	2	0.11%
DAMAGE TO PROPERTY	7	0.39%
DEATH INV UNATTENDED	1	0.06%
DISCHARGE FIREARM	7	0.39%
DISTURBANCE NATURE UNK	1	0.06%
DOMESTIC ARGUMENT	29	1.60%
DOMESTIC ASSAULT	8	0.44%
DRUGS	4	0.22%
FOLLOW UP INVESTIGATION	25	1.38%
FOOT PATROL	3	0.17%
FOUND PROPERTY	11	0.61%
FRAUD	6	0.33%
FUNERAL ESCORT	2	0.11%
HANGUP 911	7	0.39%
HARRASSMENT	4	0.22%
HIT & RUN PD	6	0.33%
INDECENT EXPOSURE	1	0.06%
INFORMATION ONLY	22	1.21%
INTOXICATED DRIVER	1	0.06%
INTOXICATED PEDESTRIAN	4	0.22%
JUVENILE	10	0.55%
JUVENILE SEX ASSAULT AL OCC	3	0.17%

MOUNT HOLLY POLICE	Count	Percent
K9 DEPLOYMENT-BUILDING/RESIDENCE SEARCH	1	0.06%
K9 DEPLOYMENT-VEHICLE SEARCH	6	0.33%
LARCENY AL OCC	12	0.66%
LARCENY FROM VEHICLE	5	0.28%
LARCENY IN PROG	1	0.06%
LICENSE CHECK	4	0.22%
LITTERING	1	0.06%
LOCKOUT HOUSE/CAR	1	0.06%
MENTAL COMMITMENT	2	0.11%
MISC CALL	4	0.22%
MISSING PERSON JUVENILE	6	0.33%
MV COLLISION PD	32	1.76%
MV COLLISION PI	7	0.39%
NOISE VIOLATION	10	0.55%
OBTAINING WARRANT	4	0.22%
OVERDOSE	4	0.22%
PARKING VIOL	2	0.11%
PERSONAL ESCORT	8	0.44%
PICK UP PROPERTY	2	0.11%
PROWLER	11	0.61%
PUBLIC NUISANCE BIKES/SKATEBOARDS/ATV/DIRT BIKES	6	0.33%
PUBLIC SERVICE CALL	38	2.09%
RADAR/TRAFFIC ENFORCEMENT	2	0.11%
RECOVER STOLEN PROPERTY	2	0.11%
SCHOOL PROGRAM	1	0.06%
SCHOOL RES OFFICER	22	1.21%
SCHOOL TRAFFIC	4	0.22%
SERVE WARRANT	25	1.38%
SOLICITATION	2	0.11%
SPEC ASSIGNMENT TRAFFIC	1	0.06%
SPECIAL ASSIGNMENT	19	1.05%
SPECIAL CHECK	755	41.53%
STALKING	1	0.06%
STOLEN VEHICLE AL OCC	3	0.17%
STRANDED MOTORIST	22	1.21%
SUBJECT WITH A GUN/WEAPON	2	0.11%
SUICIDAL SUBJECT	1	0.06%
SUSPICIOUS PERSON	54	2.97%
SUSPICIOUS VEH OCCUP	48	2.64%
SUSPICIOUS VEH UNOCCUP	52	2.86%
TRAFFIC OTHER	11	0.61%
TRAFFIC STOP	248	13.64%
TRESPASS	18	0.99%
VANDALISM AL OCC	2	0.11%
VERBAL ARGUMENT	7	0.39%
Total Records For MOUNT HOLLY POLICE	1818	Dept Calls/Total Calls 98.70%
No Units	Count	Percent

No Units	Count	Percent
ALARM B	1	4.17%
ALARM R	1	4.17%
ASSIST LE AGENCY	1	4.17%
DOMESTIC ARGUMENT	2	8.33%
HANGUP 911	1	4.17%
INFORMATION ONLY	2	8.33%
NOISE VIOLATION	1	4.17%
NOT AN ACTUAL CALL	1	4.17%
SERVE WARRANT	1	4.17%
SPECIAL CHECK	4	16.67%
SUSPICIOUS VEH OCCUP	1	4.17%
SUSPICIOUS VEH UNOCCUP	2	8.33%
TRAFFIC OTHER	5	20.83%
TRESPASS	1	4.17%
Total Records For No Units	24	Dept Calls/Total Calls 1.30%
Total Records	1842	

PUBLIC WORKS REPORT

	SEPTEMBER	2021	2020	2019
Water				
Daily Average (mgd)		2.994	2.777	3.358
Daily Maximum (mgd)		3.294	3.386	3.995
Daily Minimum (mgd)		2.678	2.312	2.864
Monthly Total (mg)		89.826	83.333	100.728
Customers				
Inside City Limits		6899	6650	6462
Outside City Limits		502	491	493
TOTAL		7401	7141	6955
Wastewater				
Daily Average (mgd)		2.158	2.331	2.158
Daily Maximum (mgd)		2.515	3.730	2.484
Daily Minimum (mgd)		1.700	1.536	1.393
Monthly Total Flow (mg)		64.729	69.928	64.748
American & Efird Total Flow (mg)		22.153	18.685	18.135
Customers				
Inside City Limits		6438	6216	6057
Outside City Limits		59	50	54
TOTAL		6497	6266	6111
Sanitation				
Number of Customers				
Residential		5973	5802	5563
Commercial / Industrial		153	154	154
Recycling		6071	5877	5675
Garbage Collected (tons)		472.89	492.50	427.27
General Yardwaste (tons)		30.26	58.52	27.47
Chipping (tons)		0.00	0.00	0.00
Leaves (tons)		0.00	0.00	0.00
Total Yardwaste (tons)		30.26	58.52	27.47
White Goods (tons)		0.00	0.00	0.00
Recycling (tons)		N/A	N/A	NA