



October 10, 2022 Council Meeting

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

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



**October 10, 2022
7:00 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

PLEDGE OF ALLEGIANCE

Boy Scout Troop 59

SET THE AGENDA

CONSENT AGENDA

1. Approval of Budget Amendment for Merit Program Consultant
2. Approval of Liens for Weeds and Grass
 - 433 Meller Street
 - 207 Mauney Street
 - 115 Globe Street
 - 202 Howard Street
3. Call for a Public Hearing for Financing on the Powell Bill Project
4. Approval of a Proclamation recognizing October as Breast Cancer Awareness Month
5. Approval of a Proclamation recognizing October 9-15, 2022 as Fire Prevention Week
6. Approval of Minutes of the September 26, 2022 Council Work Session Meeting

PRESENTATIONS

1. Presentation of Proclamation for Mount Holly's Business Appreciation Week *Mayor Bryan Hough*
2. Presentation of a Resolution recognizing Edith Jane Reid as the last living teacher associated with Rollins Elementary *Mayor Bryan Hough*
3. Presentation by the Tourism Development Authority *Ineke Wilson*

PUBLIC HEARING

1. Public hearing to consider rezoning a 1.06-acre tract of land, owned by the City of Mount Holly and located at 14 Caldwell Drive, Parcel ID # 184762, from RA Residential Agriculture to B-3 General Business South Gateway Overlay District *Greg Beal*
2. Public hearing to consider a proposed text amendment, as submitted by City staff, to Article 12 in the Zoning Ordinance, to include the authorization of Watershed Density Averaging Credits, as a recently-approved duty of the Mount Holly Board of Adjustment *Greg Beal*
3. Public Hearing for Traffic Control Devices at East Catawba and Lowe Street *Tony Walker*

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

1. Discussion on Architectural Funds for Historical Society

Brian DuPont

NEW BUSINESS

1. Consideration and Approval for Relocation of 147 E. Catawba Avenue

Brian DuPont

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a) (3, 4 and 5)

ADJOURN

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: June 7, 2021
From: Hannah Rayburn, Interim HR Dir	Meeting Date: June 14, 2021
Agenda Item to be considered:	
Budget amendment of \$10,000 for merit program consultant.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: The City will be implementing a merit program to be ready for use by fiscal year 2023/2024. A consultant has been chosen to lead this effort and ensure that all appropriate measures are taken.	
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:	\$ 10,000
Budget Code	10-00-4120-199
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation:	
<u>Staff recommends approval of budget amendment.</u>	
Result of City Council Decision:	

Attachments:	



City of Mount Holly Action Agenda Item

To: City Council From: Josh Blackwell	Date: 10-04-2022 Meeting Date: 10-10-2022
Agenda Item to be considered: Request for adoption of four liens for clearing of grass and weeds.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Staff is requesting that council adopt liens to be placed on 433 Meller Street, Gaston County Parcel ID: 123100, 207 Mauney Street, Gaston County Parcel ID: 182204, 115 Globe Street, Gaston County Parcel ID: 124762 and 202 Howard Street, Gaston County Parcel ID: 184253 for the clearing of grass and weeds in violation of the City's nuisance ordinance under Section 8-9 of the City Code.	
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: Adopt one lien for 433 Meller Street in the amount of \$475.00. Adopt one lien for 207 Mauney Street in the amount of \$475.00. Adopt one lien for 115 Globe Street in the amount of \$475.00. Adopt one lien for 202 Howard Street Street in the amount of \$475.00.	
Result of City Council Decision: _____	
Attachments: 1. Copy of ordinance to place lien on 433 Meller Street 2. Copy of ordinance to place lien on 207 Mauney Street 3. Copy of ordinance to place lien on 115 Globe Street 4. Copy of ordinance to place lien on 202 Howard Street	

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#124762, 115 Globe Street, said parcel being owned by Joann Frye McManus; 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	\$ 125.00
Administrative cost	\$ 350.00
Total Lien Due	\$ 475.00

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 _____, 2022.

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#184253, 202 Howard Street, said parcel being owned by Timothy and Darlene Cochrane; 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:

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Administrative cost	\$ 350.00

Total Lien Due	\$ 475.00

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 _____, 2022.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk

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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#182204, 207 Mauney Street, said parcel being owned by Alyse Kenis; 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:

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Administrative cost	\$ 350.00
Total Lien Due	\$ 475.00

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 _____, 2022.

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#123100, 433 Meller Street, said parcel being owned by Hills Homes Charlotte LLC; 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:

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Administrative cost	\$ 350.00
Total Lien Due	\$ 475.00

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 _____, 2022.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: October 5, 2022
From: Michelle Wood	Meeting Date: October 10, 2022
Agenda Item to be considered: Call for Public Hearing on Powell Bill Financing	
Will this require a public hearing? ☒ YES ☐ NO	
Background/Purpose of Request: Call for a Public Hearing on Financing for a Powell Bill Street Improvement 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:	

[illegible]



To: Mayor and City Council From: Miles Braswell, City Manager	Date: October 6, 2022 Meeting Date: October 10, 2022
<i>Agenda Item to be considered:</i> Proclamation Recognizing October 9 th -15 th Fire Prevention Week	
Will this require a public hearing? ☐ YES ☒ NO	
<i>Background/Purpose of Request:</i> October 9 th -15 th is National Fire Prevention Week. This year the theme is "Fire won't wait. Plan your escape." The Fire Department has activities planned for the entire month of October that will raise awareness for fire prevention.	
<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> Approval	
<i>Result of City Council Decision:</i> _____	
<i>Attachments:</i> Proclamation	

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, September 26, 2022
COUNCIL CHAMBERS
6:30 PM

Call to Order

Mayor Hough called the meeting to order at 6:30 pm. The following were present:

Mayor Bryan Hough	Miles Braswell, City Manager
Mayor Pro Tem Phyllis Harris	Brian DuPont, Assistant City Manager
Councilman Ivory Craig	Brian Reagan, Police Chief
Councilman Jeff Meadows	Ryan Baker, Fire Chief
Councilman David Moore	Greg Beal, Planning Director
Councilwoman Christina Pawlish	Tony Walker, Streets and Solid Waste Director
Councilwoman Lauren Shoemaker	Jonathan Wilson, Director of Utilities
Marie M. Anders, City Attorney	Mark Jusko, Recreation Supervisor
Kemp Michael, Assistant City Attorney	Michelle Wood, Finance Director

Invocation

Councilman David Moore led the Council, staff and attendees in prayer.

Set the Agenda

With no changes to the agenda, Councilwoman Pawlish made a motion to approve the agenda as presented. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Consent Agenda

1. Approval of Proclamation recognizing October 3-7 as Customer Service Week
2. Approval of a Memorandum of Understanding (MOU) for Services Provided by the Regional Stormwater Partnership of the Carolinas
3. Call for a public hearing to consider rezoning a 1.06-acre tract of land, owned by the City of Mount Holly and located at 14 Caldwell Drive, Parcel ID # 184762, from RA Residential Agriculture to B-3 General Business South Gateway Overlay District
4. Call for a public hearing to consider a proposed text amendment, as submitted by City staff, to Article 12 in the Zoning Ordinance, to include the authorization of Watershed Density Averaging Credits as a recently-approved duty of the Mount Holly Board of Adjustment.
5. Approval of minutes from the September 12, 2022 Council Meeting

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

Agenda-Joint meeting between City Council, Mount Holly Historical Society and the Save the Museum Group

Mayor Hough thanked everyone for attending the meeting and gave some introductory remarks regarding the upcoming discussions. Mayor Hough expressed great appreciation for the countless hours spent preparing the presentations that will be presented. Mayor Hough expressed the City of Mount Holly's appreciation to the Mount Holly Historical Society for the work that they have done to preserve the City's archives. Mayor Hough stated that the City of Mount Holly wants to further the mission of the Historical Society and will support its efforts by providing a new location which is cost free as well as annual funding for operations, programming and a state of the art museum. Mayor Hough stated that in no way does the City want the Historical Society to disappear or dissolve. Mayor Hough stated that the City is dedicated to cultivating our partnership and continued collaboration.

1. Presentation from the City of Mount Holly

Miles Braswell

Mr. Braswell gave a presentation regarding the possible relocation of the Mount Holly Historical Society. Mr. Braswell gave a brief history of the relationship between the City of Mount Holly and the Historical Society. Mr. Braswell stated that Garrie Brinkley was included in the 2021 Annex sale discussions and was allowed to present to City Council. Mr. Braswell gave a timeline of when discussions began regarding a possible relocation of the Mount Holly Historical Society. Mr. Braswell pointed out that the 2022 Council Retreat held on February 25, 2022 was advertised appropriately and listed an agenda item regarding the Historical Society and a discussion of Municipal Complex vacant space. Mr. Braswell stated that on March 10, 2022 the Mount Holly Historical Society Council Liaison Ivory Craig and Miles Braswell met with the Historical Society Board President Mr. Richard Browne and Garrie Brinkley regarding the retreat discussion and decision. Mr. Braswell stated that on April 8, 2022 City Staff met with Richard Browne and Garrie Brinkley to tour the Municipal Complex vacant space ahead of a Mount Holly Historical Society Board meeting. Mr. Braswell discussed the importance of maintaining the historical building in order to preserve the City's historical downtown that people have come to know and recognized as downtown Mount Holly. Mr. Braswell stated that the Old City Hall building is a capital asset and its preservation is important to the City's bond rating and ability to finance capital projects. Mr. Braswell stated that there was no end user in mind at the time of the retreat. Mr. Braswell discussed the possible number of spaces that could be available in the building where the Historical Society is currently located. Mr. Braswell stated that there are four (4) potential spaces with three (3) possible revenue generators at the Old City Hall building. Mr. Braswell discussed the City of Mount Holly's Strategic Vision Plans and their goals around extending the downtown. Mr. Braswell gave some statistics around the businesses located at the Municipal Complex. Mr. Braswell discussed the increased traffic to the Municipal Complex area with the addition of the Mount Holly Police Department Memorial, the River Hawk Greenway, and the continued activities at Arts on the Greenway. Mr. Braswell discussed and showed pictures of the Old City Hall building that are in need of repair. Mr. Braswell discussed the potential of the vacant shell location at the Municipal Complex. Mr. Braswell stated that the building is an 1882 historical building. Mr. Braswell discussed the 13' 10" high ceilings, open ceiling, and concrete floors. Mr. Braswell stated that the vacant shell at the Municipal Complex will allow for creativity through design, updated technology, office and

meeting space options, lighting appropriate for displays and options for stationary and moveable walls. Mr. Braswell stated that an architect would be able to think outside of the box and create the new museum to the liking of the Historical Society. Mr. Braswell showed pictures of the current new kitchen that is located in the vacant space at the Municipal Complex. Mr. Braswell went over the current floor plan and the square footage of the proposed area for the proposed new museum location. Mr. Braswell discussed a space comparison graph that shows the breakdown by areas for both the Old City Hall and the proposed area at the Municipal Complex. Mr. Braswell discussed that Richard Browne and Garrie Brinkley have toured the vacant space and the floor plan has been shared with them by City Staff upon their request. Mr. Braswell stated that there is \$85,000 in the Fiscal Year 2022-2023 budget for an architect design. Mr. Braswell stated that the Request for Qualifications has been prepared, advertised and Qualification Packages have been received. Mr. Braswell stated that an architectural firm selection can be presented to the City Council soon. Mr. Braswell stated that a contract and design should be complete by April 2023 with a construction estimate prepared with this architect in time for next year's fiscal year budget. Mr. Braswell stated that once we know how much the construction of the museum would cost, then staff would ask City Council to approve this estimate through the budget process. Mr. Braswell stated that if approved during the budget process, the anticipated construction period of the new museum would be between July 1, 2023 and June 30, 2024.

2. Presentation from the Mount Holly Historical Society

Mr. Garrie Brinkley spoke on behalf of the Mount Holly Historical Society. Mr. Brinkley presented on the history of the historical society. Mr. Brinkley stated that the nonprofit was formed in 2010. Mr. Brinkley discussed the memorandum of understanding between the City of Mount Holly and the Historical Society. Mr. Brinkley stated that the museum is the proof of the pudding that the Historical Society was working. Mr. Brinkley discussed the importance of enthusiasm. Mr. Brinkley stated that the pandemic was not their friend as many of the board members are elderly. Mr. Brinkley discussed that the enthusiasm amongst workers has gone down since the annex and move discussion began. Mr. Brinkley stated that the museum traffic from the downtown events would be lost at the new location. Mr. Brinkley discussed the cross traffic options from the suggested new location would be limited. Mr. Brinkley stated that he feels that the suggested new location will be approximately 30% smaller. Mr. Brinkley stated that the group handcrafted the exhibits to the space. Mr. Brinkley emphasized his feelings of less visitors, less volunteers, less space and less exposure if the museum is moved to its suggested location. Mr. Brinkley does not feel that this would be the best use of precious City resources.

Mr. Richard Browne continued speaking on behalf of the Mount Holly Historical Society. Mr. Browne is the current President of the Mount Holly Historical Society. Mr. Browne recognized those that have assisted in these discussions. Mr. Browne discussed a timeline around when the annex move happened. Mr. Browne discussed that the City had hired movers to help the Historical Society move items from the sale of the annex. Mr. Browne discussed when the Historical Society was informed that the museum was going to be relocated and that Mr. Braswell took them on a tour of the suggested new location. Mr. Browne stated that the Historical Society proposed a new location on April 8th. Mr. Browne stated that a request for qualifications for a new architecture was sent on July 29, 2022. Mr. Browne stated that the

Historical Society began discussions in August to formally object to the relocation of the museum. Mr. Browne stated that a letter of objection had been sent to council. Mr. Browne thanked everyone for having this town hall discussion. Mr. Browne stated that it is his sincere hope that the museum stays in its current location.

3. Presentation from the Save the Museum Group

Mr. Richard Thompson began speaking on behalf of the Save the Museum Group. Mr. Thompson thanked everyone for having this town hall meeting discussion. Mr. Thompson stated that if things continue in the way they are going then the City will be heading straight into a hornet's nest. Mr. Thompson pulled out an exhibit of a hornet's nest. Mr. Thompson paraphrased a reading of a memo from the Historical Society in 2013 to the City of Mount Holly which discussed some expansion and plans for the museum. Mr. Thompson discussed his family's personal history. Mr. Thompson discussed that the museum is currently losing space for their exhibits and do not want to have to turn down donations of exhibits. Mr. Thompson discussed the library that was dedicated to Willie Bert Rhyne who was a WWII Veteran and is now packed up because of the sale of the annex. Mr. Thompson discussed the many items that had been donated and the history behind them.

Melissa Thompson continued to discuss on behalf of the Save the Museum Group. Ms. Thompson stated that there were a lot of people that are upset over the possible move of the museum. Ms. Thompson stated that the group was trying to understand what the thoughts were behind the decision to move the museum. Ms. Thompson stated that when the museum lost space due to the sale of the annex, that they lost 954 square feet in exhibit space and 668 square feet of storage space. Ms. Thompson discussed some of the meeting minutes from the February 2022 council retreat which stated that the space used by the historical society was 3500 square feet and that the square footage at the Municipal Complex would be 2188. Ms. Thompson stated that these numbers could be wrong, but that it appeared as though these were the numbers used to decide for the museum to move and the square footage lost is what upset a lot of people. Ms. Thompson stated that the group does not feel that there is any potential for growth at the proposed new location. Ms. Thompson stated that the group is afraid that the museum will die as a result of the proposed move to the Municipal Complex. Ms. Thompson stated that the museum would not be able to participate in downtown event. Ms. Thompson discussed the perceived challenges for school tours at the proposed new location. Ms. Thompson discussed the proposal for an open space and their dissatisfaction to move the current exhibits that have been specifically designed for the current space. Ms. Thompson stated that she thinks that the museum at its current location should have a tourism spokesperson where people could find out more about the City.

PUBLIC COMMENT—*Limited to 3 minutes*

1. Joy Walker- 6226 Easter Lane Mount Holly: Ms. Walker stated that she would like to see the Historical Society stay downtown at its current location. Ms. Walker stated that she grew up here in Mount Holly. Ms. Walker joined the Mount Holly Historical Society in 2018 for 4 years. Ms. Walker believes in the preservation of history. Ms. Walker discussed the growth of the Historical Society and its exposure.
2. Nancy Wrenn-107 Alexis Forest Drive: Ms. Wrenn is a new board member of the Historical Society. Ms. Wrenn stated that our museum is second to none. Ms. Wrenn stated that the Historical Society as honored the agreement between the Historical Society and the City of Mount Holly. Ms. Wrenn stated that she would like for the Historical Society to stay on Main Street.
3. Angela Blackwood- 118 Old Mine Road: Ms. Blackwood stated that the museum is a fantastic place and encourages all to visit. Ms. Blackwood stated that the museum is open more than four hours per week. Ms. Blackwood opens to accommodate the school children and other programs as scheduled. Ms. Blackwood stated that she would like to see the Historical Society stay on Main Street.
4. Coleston Hilderbran- 203 Sue Ellen Street: Mr. Hilderbran is 10 years old and is a student at Ida Rankin Elementary School. Mr. Hilderbran stated that he loves the museum. Mr. Hilderbran feels that the museum should stay on Main Street.
5. Katelyn Connors-149 E. Central Avenue: Ms. Connors is a new resident to Mount Holly. Ms. Connors stated that the museum is where she first learned about the City of Mount Holly. Ms. Connors stated that she enjoys stopping by the Historical Society after she eats lunch at one of our local downtown restaurants. Ms. Connors stated that she hopes that the City of Mount Holly will reconsider the relocation of the Historical Society and leave it on Main Street.
6. Camille Jessen-109 Brook Lane: Ms. Jessen is a resident of Mount Holly and a board member of the Historical Society. Ms. Jessen stated that all of the work that has been done by volunteers. Ms. Jessen stated that the Mount Holly Historical Society Museum follow the American Alliance of Museum Guidelines. Ms. Jessen suggested that the City consider a shared space. Ms. Jessen stated that she believes that the museum should stay on Main Street.
7. Gary Neely- 212 Dogwood Drive: Mr. Neely stated the he is born and raised here in Mount Holly. Mr. Neely stated that he has been a member of the Historical Society. Mr. Neely discussed the things that he likes about the museum. Mr. Neely stated that the City of Mount Holly has supported the Historical Society for many years. Mr. Neely stated that he feels that there may come a time when moving the museum may not be as disruptive, but that time is not now. Mr. Neely stated that the museum should stay on Main Street.
8. DeLina Furr- 519 Tuckaseege: Ms. Furr stated that the museum offers school tours aligned with the North Carolina standard course of studies. Ms. Furr stated that before the pandemic, 125 3rd graders walked 1 block from their school to the museum. Ms. Furr stated that they would not be able to do this if the museum moves. Ms. Furr stated that they are trying to expand the school tours. Ms. Furr stated that the museum offers research materials for the schools. Ms. Furr stated that Main Street store fronts come and go, but can we not have one storefront that remains the same and is not commercial?

9. Archie Huffstetler- 319 Oakwood Drive: Mr. Huffstetler stated that he has been on the board two different times. Mr. Huffstetler stated that the museum belongs to the citizens of Mount Holly. Mr. Huffstetler stated that the museum needs to stay on Main Street.
10. Marian Vanni- 5132 Stockbridge: Ms. Vanni stated that she moved to Mount Holly nine years ago. Ms. Vanni stated that she has been on the Mount Holly Historical Society board. Ms. Vanni stated that our museum is better than those from up north. Ms. Vanni stated that the museum's location should stay on Main Street. Ms. Vanni stated that a lot of their exhibits have been boxed up due to the sale of the Annex.
11. Annette Williams-110 Morris Avenue: Ms. Williams is a resident and has been a board member. Ms. Williams stated that the museum tells the story of Old Mount Holly and that the exhibits are donated by the City of Mount Holly. Ms. Williams stated that she feels that the Grand Hall location would be a smaller area than they currently have. Ms. Williams stated that she worked at the movie theatre.
12. Carolyn Breyare-307 Eastwood Drive: Ms. Breyare stated that she was born and raised here in Mount Holly. Ms. Breyare stated that she was elected to the City Council in 2007. Ms. Breyare stated that when discussions began about forming a Historical Society that the Municipal Complex was looked at but parents felt it to be unsafe for children due to traffic. Ms. Breyare stated that she loves the Historical Society and feels that it is a fit for downtown.
13. Becky Farrar-2115 Mountain Island Hwy: Ms. Farrar stated that she has been in Mount Holly for over 50 years. Ms. Farrar discussed the value and how value is determined based on the volunteer hours and the time spent to create the exhibits. Ms. Farrar asked why not let the Historical Society furnish the Grand Hall with rotating exhibits.
14. Pam Roberts-Reynolds-503 N. Hawthorn Street: Ms. Roberts-Reynolds stated that she moved here in 1957. Ms. Roberts-Reynolds stated that she loves history. Ms. Roberts-Reynolds stated that her family donated the bell to the museum. Ms. Roberts-Reynolds stated that she thinks that it is a wonderful thing that is on Main Street. Ms. Roberts-Reynolds stated that she would like to see the renovations done for the benefit of the museum.
15. Joe Haverty-1712 N. Main Street: Mr. Haverty stated that his family roots run deep here. Mr. Haverty is a member of the Historical Society and would like to leave the museum downtown.
16. Rita McElewain- Mount Holly, NC: signed up but did not speak. Was not present.
17. Robert Black- 142 Oakland St.: Mr. Black stated that he is a former Mayor, former councilmember, former board member and current member of the Historical Society. Mr. Black gave some description of the original archives room. Mr. Black stated that you could hardly get into the room. Mr. Black stated that 1992 was when the Historical Society became a committee. Mr. Black stated that he was part of the council that purchased the Municipal Complex. Mr. Black stated that the Historical Society has been the presence of the City downtown.
18. Dickie Leonar-1017 Villias Drive, Stanley NC: Mr. Leonar has lived here is entire life. Mr. Leonar discussed the WWII uniform worn by his Grandfather and given to the Historical Society. Mr. Leonar stated that he would like to see the Historical Society stay on Main Street.
19. Reginald & Jennifer Graham- Signed up but chose not to speak.

20. Garrie Brinkley-176 Tom Sawyer Ln: Mr. Brinkley stated that he grew up here. Mr. Brinkley stated that there should have been conversations with the Mount Holly Historical Society prior to the Council Retreat. Mr. Brinkley recommends that the City Council roll back its vote to move the museum. Mr. Brinkley recommends that a small group of people get together to discuss other possibilities. Mr. Brinkley would like to see the museum remain downtown.
21. Billie Lurkey-1727 N Main St: Ms. Lurkey stated that she is amazed by the museum and this caused her to donate a uniform worn by her brother. Ms. Lurkey stated that Mount Holly should be proud of the work that has been done so far, but there is more to come. Ms. Lurkey stated that she would like to see the museum stay on Main Street.

Mayor Hough stated that this concludes the public comments. Mayor Hough stated that the one thing that we can all take away from this is that we all love the Mount Holly Historical Society Museum. Mayor Hough stated that we will continue the discussions with the Mount Holly Historical Society Board. Mayor Hough thanked everyone for being here.

Closed Session

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

Councilwoman Pawlish makes a motion to enter into closed session pursuant to N.C.G.S 143-318.11 (a) (3 and 5). Mayor Pro Tem Harris seconded the motion. All Council members present voted in favor. (Motion Carried) Time was 9:26 pm.

Councilwoman Pawlish made a motion to return to open session. Mayor Pro Tem Harris seconded the motion. All Council Members present voted in favor. (Motion Carried)
Time was 10:15 pm. There was no action taken.

Adjourn

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Craig made the motion to adjourn the September 26, 2022 Council Meeting. Councilman David Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 10:16 pm.

PRESENTATIONS



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 10-3-22 Meeting Date: 10-10-22
Agenda Item to be considered: Presentation of Proclamation for Mount Holly's Business Appreciation Week	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: The Special Events Team has been planning a week long acknowledgement of the private businesses who choose Mount Holly home. The Proclamation is just one way to recognize and thank business owners.	
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:	
1. Proclamation	
2.	
3.	



City of Mount Holly Action Agenda Item

To: City Council	Date: 10-3-22
From: Brian DuPont	Meeting Date: 10-10-22
Agenda Item to be considered: Presentation by the Tourism Development Authority	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Ineke Wilson, Chair of the TDA, will be present to speak on the initiatives by the TDA and introduce the members.	
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:	
1. Bio's of TDA members	
2. Presentation	
3.	

Tourism Development Authority





Ineke Wilson

Owner & Manager Tailrace Marina



Michael Zubel

General Manager of Fairfield Inn & Suites



Reba Edwards

Sales Manager of Holiday Inn Express



Preliminary Budget for Fiscal Year: July 1, 2022 to June 30, 2023

Revenue from Occupancy Tax	\$ 140,000
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General Operating Expenses	\$ 10,000
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Stipends	\$ 3,600
Administration Cost	\$ 3,600
Audit Expense	\$ 1,500
Bond for Finance Officer	\$ 450
Miscellaneous	\$ 850

Marketing and Promotion Expenses	\$ 50,000
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Marketing - Entier, LLC	\$ 33,000
Videos, Ads, etc.	\$ 17,000

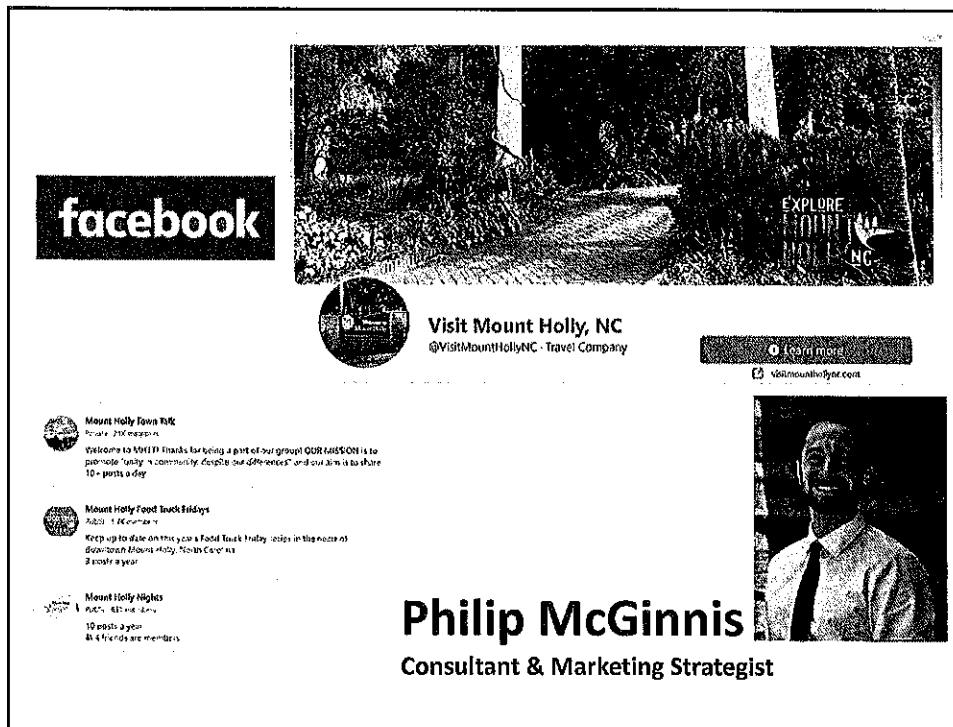
Grants	\$ 50,000
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Incentive Grants for non-profits	\$ 25,000
City events partnerships	\$ 25,000

Sustainable Projects	\$ 30,000
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Photo opportunity, Bill Board	\$ 30,000
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Marketing and Promotion \$50,000
 Marketing - Entier, LLC
 Videos, Ads, etc.



Marketing and Promotion \$50,000
Marketing - Entier, LLC
Videos, Ads, etc.

Series of video vignettes

Downtown Food & Social Scene



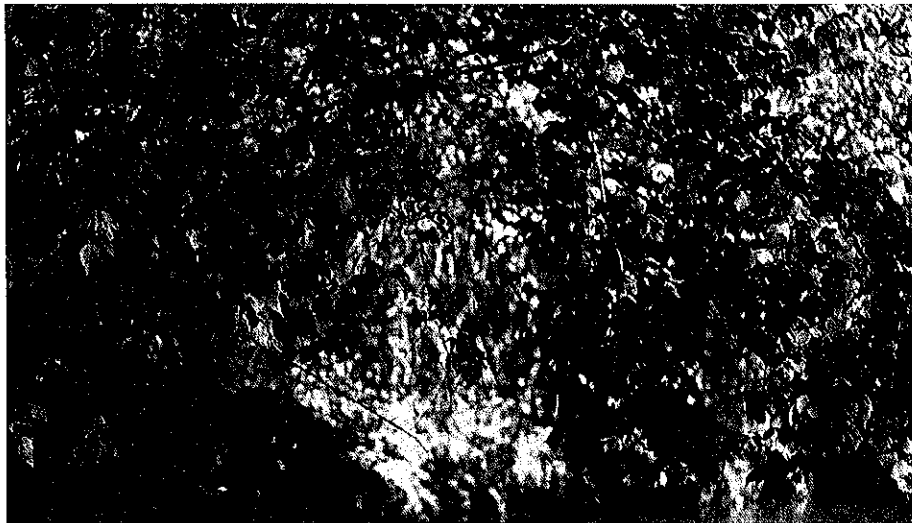
Series of video vignettes

Downtown Retail & Crafts



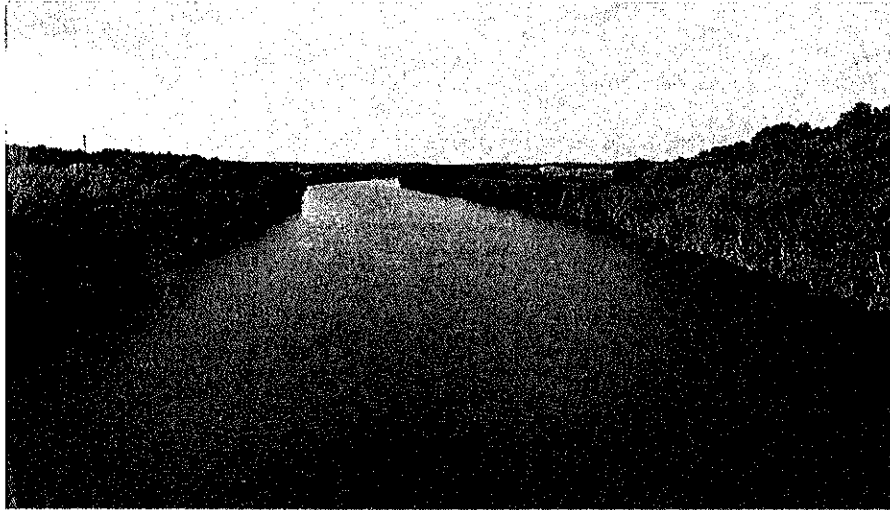
Series of video vignettes

Water Activities & Marina Access



Series of video vignettes

RiverHawk Greenway & Connection to Nature



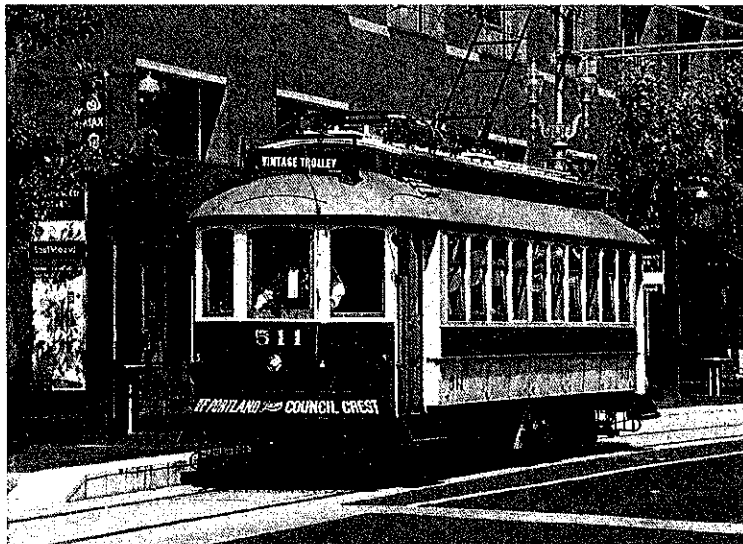
Sustainable Projects \$ 30,000

Photo opportunity, Bill Board

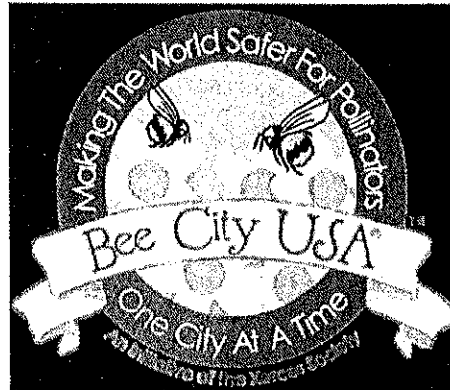
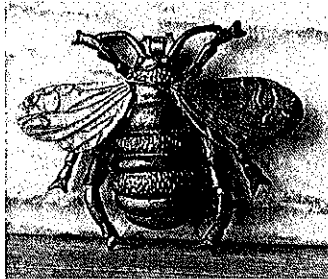
Future Plans



Future Plans



Future Plans



Grants	\$ 50,000
Incentive Grants for non-profits	\$ 25,000
City events partnerships	\$ 25,000

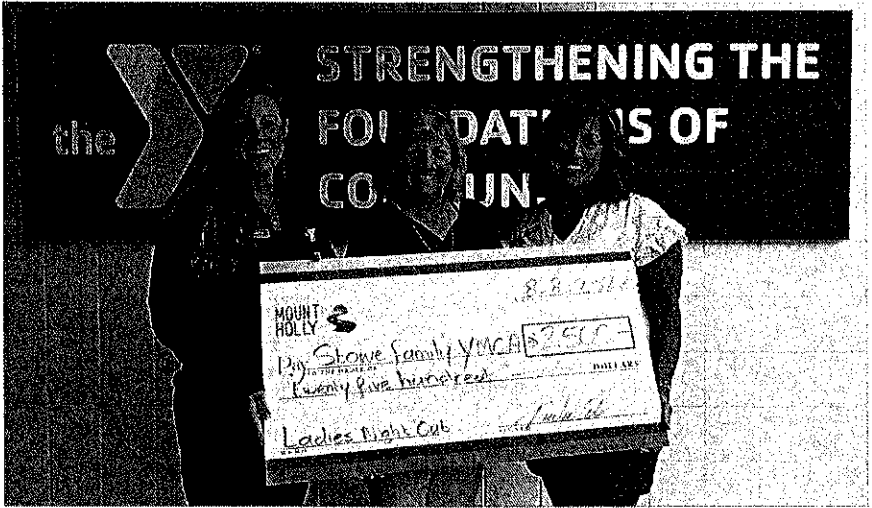
July 1, 2021 – July 1, 2022 GRANTS:

- \$2,500 to the YMCA for Ladies Night Out on May 13, 2022
- \$2,500 to the Arts Plein Air Event on September 22-25, 2022
- \$2,500 for the Lantern Parade on October 22, 2022
- \$2,500 to the YMCA for the Fall Festival on October 28, 2022
- \$2,500 to the Mount Holly Veteran's Healing Garden
- \$2,500 to the Mount Holly Farmers Market for Marketing
- \$2,475 to the Tuckaseegee Park Pollinator Garden for plants, stepping stones, bench, etc.

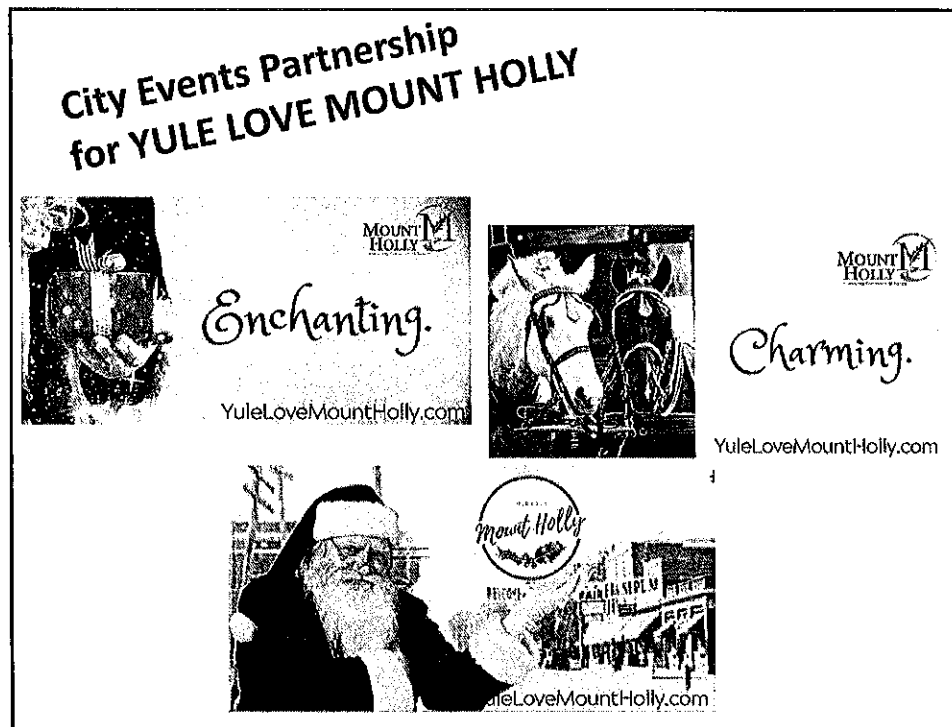
July 1, 2022 – July 1, 2023 GRANTS:

- \$2,500 for the Met Holly Gala on October 8, 2022
- \$2,500 for the Chili Brew in Febr / March 2023
- \$2,500 for the Run Mount Holly on April 29, 2023
- \$2,500 for the Community Garden Yearly Marketing Plan
- \$2,500 for the Community Garden Christmas Enchantment on December 10, 2022

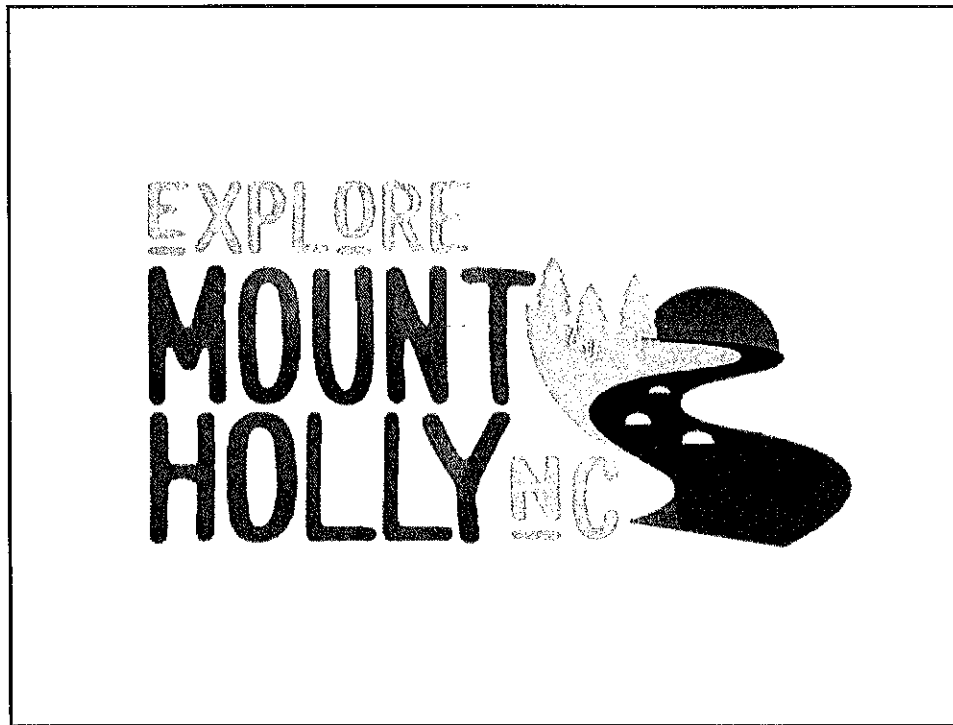
\$2,500 to the YMCA for Ladies Night Out on May 13, 2022



Grants	\$ 50,000	
Incentive Grants for non-profits	\$ 25,000	
City events partnerships	\$ 25,000	



Tourism Development Authority



Michael Zubel is the General Manager of The Fairfield Inn & Suites Mt. Holly, located at 1 Caldwell Drive, since May 2021.

Michael is a veteran hotelier with over 40 years of hospitality experience, the past 30 years in the Charlotte Region. He has held General Manager positions with numerous brands, including Marriott International, Hilton Hotels Corporation, Historic Hotels of America and Preferred Hotels & Resorts Worldwide.

Originally from New Jersey, Michael attained his bachelor's of arts degree and bachelor's of science degree in Industrial Relations from Seton Hall University.

Michael is well known in The Hotel Community for his past involvement in the following organizations over the years within the Charlotte Region Community.

- a. Past Board Member Arthritis Foundation
- b. Matthews Mayoral Task Force on Education
- c. Charlotte Chamber Work First- Chairman
- d. Department of Social Services -Appeal Referee TANIFF
- e. Charlotte Works- Former Board Member- Mayor Appointee
- f. Charlotte Works-Former Chairman-Business Solutions Committee
- g. Former Board Member-Charlotte Area Hotel Association
- h. Former Board Member Charlotte Hospitality and Tourism Alliance

Reba Edwards

Regional Director of Sales for Holiday Inn Express & Suites in Mount Holly, NC

Prior to her arrival to North Carolina, she served as the Recreation Supervisor for 24 years in Colonial Heights, VA and worked closely with the local Chamber office and implemented and assisted on various town events and projects.

Mrs. Edwards interest are gardening and volunteering at community events.

She served as Treasurer on the Belmont Merchants Association Board in 2012 and implemented and was the Director of the Main Street Program for the City of Belmont. Upon leaving her position with Belmont, she has been General Manager & Regional Director of Sales with the Holiday Inn Express located in Mt. Holly & Holiday Inn Express Charlotte Airport.

INEKE WILSON
17015 Bridgeton Lane, Huntersville, NC 28078

PERSONAL:

- Born and native of a small town in The Netherlands, eldest of three children
- Attended the University of Amsterdam with a degree in Education
- Employed at the age of 24 as Interim Assistant Principal, Netherlands
- Moved to United States with first husband in 1981, US Citizen 1999
- Married to Bob Wilson in 2014 by President Jimmy Carter
- Bob & Ineke together have 4 daughters and 8 grand children

BUSINESS:

- Created and owns THE WORLD IN OUR BACKYARD, LLC, a cultural enrichment program that provides international education to 25,000 students each year.
- Manages and owns TAILRACE MARINA in Mount Holly, a facility that has 200 boat slips, kayak and pont rental on the riverfront.
- Administrates ROWBOAT DOCK & DREDGE, a family-owned business that builds docks and is in heavy marine construction.

COMMUNITY & LEADER EXPERIENCE:

- Rotary International District Governor for 59 Rotary Clubs in 14 counties.
- PTA Board, Girl Scout Troop Leader, HOA Board, International House Gala Committee Chair and many other church, school and International Organizations.
- Many of the Community Activities are still being performed today, after some 20 years

PERSONAL ACCOMPLISHMENTS & AWARDS:

- Walked the Vierdaagse twice, a 100mile March in Holland and earned the Queen's Medal
- Climbed Kilimanjaro for Polio and personally raised over \$10,000 for Polio eradication.
- Traveled extensively throughout the developed and developing world.
- Visited 54 countries on 6 continents.



PUBLIC HEARINGS



City of Mount Holly Action Agenda Item

To: City Council	Date: October 4, 2022
From: Greg Beal, Planning Director	Meeting Date: October 10, 2022

Agenda Item to be considered: Public hearing to consider rezoning a 1.06-acre tract of land, owned by the City of Mount Holly and located at 14 Caldwell Drive, Parcel ID # 184762, from RA Residential Agriculture to B-3 General Business South Gateway Overlay District.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: The South Gateway Overlay District has seen various rezonings take place over the past 20 years. The area was a mix of RA Residential Agriculture, L-I Light Industrial and B-3 General Business. In 2006, the South Gateway Overlay District was established as a way to protect the area from more intense highway commercial uses. In October 2008, City Council approved more city-initiated rezonings for the area and adopted architectural standards for commercial buildings. Even though past zoning maps have shown the entire area to be B-3 General Business, research shows that one property was likely left out of previous rezonings. The South Water Tank property, owned by the City and located at 14 Caldwell Drive, is showing a RA Residential Agriculture zoning. This is a spot zoning, but more importantly, it requires that neighboring properties establish a buffer around it, which makes it difficult to meet certain conditions, such as the placement of a BMP and entryway. The property should be zoned B-3 General Business South Gateway Overlay District, similar to both adjacent properties owned by Sanders Investment and the Southern Benedictine Society (Belmont Abbey). Government facilities and offices are allowed in this district, which would keep the water tank conforming. Staff views this as a corrective rezoning and have spoken with the City Attorney about this measure.

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 considered this matter at their October 3rd meeting and voted unanimously, 8-0, to recommend approval of the rezoning to City Council. Staff also supports this corrective rezoning measure.

Attachments:

1. Rezoning application
2. Maps of the property



**MOUNT HOLLY
PLANNING AND DEVELOPMENT**

**Planning Commission
Rezoning Application**

Date Submitted: 8-31-22

Fee: 2-Acres or less \$300.00 _____
2-10 Acres \$400.00 _____
10+ Acres \$600.00 _____

Case Number 220831-A

Provide the required information as indicated below. Pursuant to the Zoning Ordinance, this application will not be processed until application fees are paid; the form below is completed & signed; & all required maps, plans & documents have been submitted to the satisfaction of the Administrator. A pre application meeting with Planning staff is required. Scheduling for the Planning Commission agenda will be based on the determination of a complete application submittal.

Pursuant to Section 14.2 B-2 of the Zoning Ordinance, the undersigned hereby requests Mount Holly to rezone the property described below from the **RA** zoning district to the **B-3** zoning district.

Said property is located **14 Caldwell Drive** in **South Point** Township; Being a total of: **1.06** acres.

Further referenced by the Gaston County Tax Department as:

Tax Parcel # **184762**

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Check One:

- ☒ The property requested for rezoning is an entire parcel or parcels as shown on the Gaston County Tax Map.
☐ The property requested for rezoning is a portion of a parcel or parcels as shown on the Gaston County Tax Map; a written legal description of the property and/or a map are attached.

Check One:

- ☐ The applicant is the property owner(s)
☒ The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
☐ The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease to be submitted if the owner's signature is not provided (financial figures may be deleted).
☐ The applicant has no connection to the property owner and is requesting a third-party rezoning.

I hereby agree to conform to all applicable laws of the City of Mount Holly and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Mount Holly Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE PUBLIC HEARING

Submitted by

Paul Lowe

Property Owner Signature

Representative/Applicant Signature (if applicable)

Paul Lowe-Assistant Planning Director

Name

Name

400 East Central Avenue

Mailing Address

Mailing Address

Mount Holly, NC 28120

City, State and Zip Code

City, State and Zip Code

704-951-3014

paul.lowe@motholly.us

Phone Number

Phone Number

Email Address

Email Address

Property Details



[View Public Information Card](#)



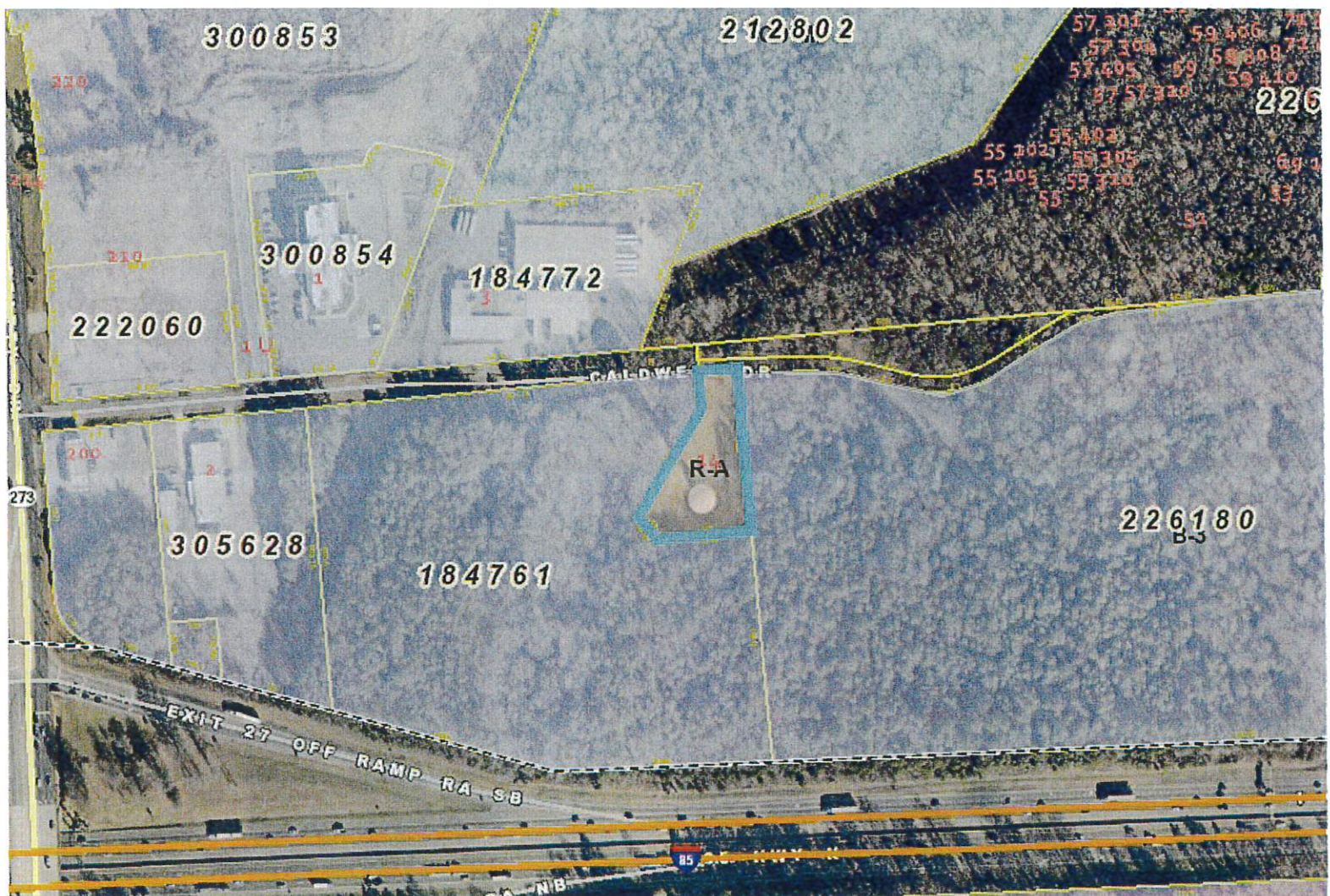
Primary Property Address

14 CALDWELL DR
BELMONT, NC 28012

Tax Information

Parcel #	184762
PIN #	3595653437
Township	SOUTH POINT TOWNSHIP
Current Owners	MT HOLLY CITY OF







City of Mount Holly Action Agenda Item

To: City Council

Date: October 4, 2022

From: Greg Beal, Planning Director

Meeting Date: October 10, 2022

Agenda Item to be considered: Public hearing to consider a proposed text amendment, as submitted by City staff, to Article 12 in the Zoning Ordinance, to include the authorization of Watershed Density Averaging Credits, as a recently-approved duty of the Mount Holly Board of Adjustment.

Will this require a public hearing?

☒ YES

☐ NO

Background/Purpose of Request: At the September 12th City Council meeting, Council unanimously approved a text amendment to allow for watershed density averaging credits, as mandated by NC General Statutes 143-214. 5. This amendment was applicable to the Lake Wylie Protected and Critical Watersheds in Mount Holly. The text amendment authorizes the Board of Adjustment as the approval board in granting watershed density averaging credits, if the applicant meets the specified conditions. An approval board is required by statutes, and since the Board of Adjustment already has the authority for the approval of variances within the established watersheds and the authority to make interpretations to watershed overlay boundaries, it is natural that the watershed density averaging credits be authorized by the Board of Adjustment as well. This was recommended by NC DEQ and is common among other jurisdictions.

This is simply a housekeeping item, now that the City has adopted watershed density averaging credits. The text amendment would be to Article 12, Establishment of the Board of Adjustment, under Section 12.10 Watershed Density Averaging Credits. It is important to note that the established Section 12.10 Zoning with Vested Rights, would be moved to Section 12.11 to make way for this new amendment. Section 12.11 Voting would move to Section 12.12 and so on.

The proposed text amendment is as follows:

Section 12.10 Watershed Density Averaging Credits: As authorized by NCGS 143-214. 5, the Board of Adjustment, in addition to its authority as the watershed review board in deciding appeals and making adjustments to the exterior boundary of Watershed Overlay Districts, per Section 12.8 and 12.9, respectively, shall have the authority to approve applications for density averaging for the WS-IV Lake Wylie Protected and Critical Watersheds, in accordance with Section 5.15 Watershed Overlay District, Section 14(F) Density Averaging.

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 considered this matter at their October 3rd meeting and voted unanimously, 8-0, to recommend approval of this text amendment to City Council.

Result of City Council Decision:

Attachments: *Text Amendment Application*
Proposed Text Amendment to Article 12



**APPLICATION FOR TEXT AMENDMENT
CITY OF MOUNT HOLLY, NORTH CAROLINA**

Date Filed: **9-8-22**. Application Number: **220908-A**.

I, the undersigned, do hereby respectfully make a formal application for your review of my request concerning the text amendment described below:

1. The amendment is found in the City of Mount Holly Zoning Ordinance relating to: **the Board of Adjustment in Article 12 of the City's Zoning ordinance.**
2. The following statement best describes what you would like the text amendment to reflect: **Section 12.10 Watershed Density Averaging Credits: As authorized by NCGS 143-214. 5, the Board of Adjustment, in addition to its authority as the watershed review board in deciding appeals and making adjustments to the exterior boundary of Watershed Overlay Districts, per Section 12.8 and 12.9, respectively, shall have the authority to approve applications for density averaging for the WS-IV Lake Wylie Protected and Critical Watersheds, in accordance with Section 5.15 Watershed Overlay District, Section 14(F) Density Averaging.**
3. Name: **Paul Lowe, Assistant Planning Director.**

Address: **400 E Central Avenue Mount Holly, NC 28120.**

704-951-3014

Phone Number

Paul Lowe

Signature of Applicant

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 **\$250.00** (See Fee Schedule) at least 10 days prior to the Planning Commission meeting for initial consideration.

§ 12.10 WATERSHED DENSITY AVERAGING CREDITS.

As authorized by NCGS 143-214. 5, the Board of Adjustment, in addition to its authority as the watershed review board in deciding appeals and making adjustments to the exterior boundary of Watershed Overlay Districts, per Section 12.8 and 12.9, respectively, shall have the authority to approve applications for density averaging for the WS-IV Lake Wylie Protected and Critical Watersheds, in accordance with Section 5.15 Watershed Overlay District, Section 14(F) Density Averaging.

§ 12.10~~1~~ ZONING PERMITS WITH VESTED RIGHTS.

The Board of Adjustment shall hear and decide zoning permits with vested rights in accordance with § 15.3 of this ordinance.

(Ord. passed 5-13-1996)

§ 12.1~~2~~4 VOTING.

(A) The concurring vote of four-fifths of the Board shall be necessary to grant a variance. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal made in the nature of certiorari. For the purposes of this section, vacant positions on the Board and members who are disqualified from voting on a quasi-judicial matter under G.S. § 160D-109(d) shall not be considered members of the Board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.

(B) A member of any board exercising quasi-judicial functions, pursuant to this chapter, shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business or other associational relationship with an affected person or a financial interest in the outcome of the matter. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall, by majority vote, rule on the objection.

(Ord. passed 5-13-1996)

§ 12.1~~3~~2 DECISIONS.

(A) The Board shall determine contested facts and make its decision within a reasonable time. Every quasi-judicial decision shall be based upon competent material, and substantial evidence in the record. Each quasi-judicial decision shall be reduced to writing and reflect the Board's determination of contested facts and their application to the applicable standards. The written decision shall be signed by the Chair or other duly authorized member of the Board. A quasi-judicial decision is effective upon filing the written decision with the Clerk to the Board. The decision of the Board shall be delivered within a reasonable time by personal delivery, electronic mail or first-class mail to the applicant, landowner and any person who has submitted a written request for a copy prior to the date the decision becomes effective. The person required to

provide notice shall certify to the city that proper notice has been made, and the certificate shall be deemed conclusive in the absence of fraud.

(B) The Board may continue an evidentiary hearing that has been convened without further advertisement. If an evidentiary hearing is set for a given date and a quorum of the Board is not then present, the hearing shall be continued until the next regular Board meeting without further advertisement.

(C) (1) *Administrative materials.* The administrator or staff to the Board shall transmit to the Board all applications, reports and written materials relevant to the matter being considered. The administrative materials may be distributed to the members of the Board prior to the hearing if at the same time they are distributed to the board a copy is also provided to the appellant or applicant and to the landowner if that person is not the appellant or applicant. The administrative materials shall become a part of the hearing record. The administrative materials may be provided in written or electronic form. Objections to inclusion or exclusion of administrative materials may be made before or during the hearing. Rulings on unresolved objections shall be made by the Board at the hearing.

(2) *Presentation of evidence.*

(a) The applicant, the city, and any person who would have standing to appeal the decision under G.S. § 160D-1402(c) shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material and substantial evidence that is not repetitive as allowed by the Board.

(b) Objections regarding jurisdictional and evidentiary issues, including, but not limited to, the timeliness of an appeal or the standing of a party, may be made to the Board. The Board Chair shall rule on any objections, and the Chair's rulings may be appealed to the full Board. These rulings are also subject to judicial review pursuant to G.S. § 160D-1402. Objections based on jurisdictional issues may be raised for the first time on judicial review.

(3) *Appearance of official, new issues.* The official who made the decision or the person currently occupying that position, if the decision maker is no longer employed by the city, shall be present at the evidentiary hearing as a witness. The appellant shall not be limited at the hearing to matters stated in a notice of appeal. If any party or the city would be unduly prejudiced by the presentation of matters not presented in the notice of appeal, the Board shall continue the hearing.

(Ord. passed 5-13-1996)

§ 12.134 APPEAL FROM THE BOARD OF ADJUSTMENT.

Every quasi-judicial decision shall be subject to review by Gaston County Superior Court by proceedings in the nature of certiorari pursuant to G.S. § 160D-1402. A petition for review shall be filed with the Gaston County Clerk of Superior Court within 30 days after the decision is effective or after a written copy thereof is given in accordance with § 12.12 (12.13) of this

chapter. When first-class mail is used to deliver notice, three days shall be added to the time to file the petition. (Ord. passed 5-13-1996)

§ 12.154 OATHS.

The Chair of the Board or any other member acting as Chair, and the Clerk to the Board are authorized to administer oaths to witnesses in any matter coming before the Board. Any person who, while under oath during a proceeding before the Board of Adjustment, willfully affirms falsely is guilty of a Class 1 misdemeanor.

(Ord. passed 5-13-1996)

§ 12.165 SUBPOENAS.

The Board of Adjustment making a quasi-judicial decision through the Chair, or in the Chair's absence, anyone acting as Chair, may subpoena witnesses and compels the production of evidence. To request issuance of a subpoena, the applicant, the city, and person with standing under G.S. § 160D-1402(c) may make a written request to the Chair, explaining why it is necessary for certain witnesses or evidence to be compelled. The Chair shall issue requested subpoenas he or she determines to be relevant, reasonable in nature and scope, and not oppressive. The Chair shall rule on any motion to quash or modify a subpoena. Decisions regarding subpoenas made by the Chair may be immediately appealed to the full Board of Adjustment. If a person fails or refuses to obey a subpoena, issued pursuant to this section, the Board of Adjustment or the party seeking the subpoena may apply to the General Court of Justice for an order requiring that its subpoena be obeyed, and the Court shall have jurisdiction to issue these orders after notice to all proper parties.

(Ord. passed 5-13-1996)



City of Mount Holly Action Agenda Item

To: City Council From: Tony Walker	Date: 09/06/22 Meeting Date: 10/10/2022																																
Agenda Item to be considered: Public hearing for Traffic Control Device in Catawba Heights 201 & 201 A E Catawba Drive																																	
Will this require a public hearing? ☒ YES ☐ NO																																	
Background/Purpose of Request: The city received complaints from citizens about 201 & 201 A E. Catawba Drive which has been designated as a AIRBNB rental property. In the complaint citizens voiced concerns about the parking issue. Part of the concern consist of renters parking vehicles onside of the roadway causing a traffic hazard as local residence travel on E. Catawba. This issue has been brought before council requesting the city to take a look at several issues with this address being an unauthorized duplex and rental property. The Streets and Solid Waste Department received the request and 201 & 201 A E. Catawba Drive is located inside the city limits of Mount Holly N.C. In the complaint the residence is being used as an AIRBNB. Citizens and the police department have confirmed the issue with parking which can be identified as causing a traffic HAZARD with renters parking onside of the road interfering with the regular traffic flow.																																	
Fiscal Impact: <table border="1" style="width: 100%; border-collapse: collapse;"> <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>		Will Item affect current budget	☐ YES	☐ NO	☒ N/A	Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A	Preaudit Certification required	☐ YES	☐ NO	☒ N/A	Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A	Budget Transfer required	☐ YES	☐ NO	☒ N/A	Total City Dollars:	\$			Budget Code				Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A
Will Item affect current budget	☐ YES	☐ NO	☒ N/A																														
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>NO PARKING SIGNS</u>																																	
Result of City Council Decision: _____																																	

Attachments:

- 1. Notice of Public Hearing**
- 2. Google Maps**
- 3. Traffic Control Request**



CITY of MOUNT HOLLY

400 E. Central Ave. * Post Office Box 406 * Mount Holly, NC 28120 * 704-827-3931 phone *

www.mtholly.us

To: 201 & 201 A East Catawba Drive TRUST

From: City of Mount Holly/ Streets Department

Reference: Traffic Control Request: NO PARKING SIGNS

Date: 09/21/2022

The Streets and Solid Waste Department received a request from the city in reference to adding NO PARKING SIGNS located at 201 & 201 A East Catawba Drive inside the city limits of Mount Holly, NC. In the complaint the residence is being used as an AIRBNB. Over the last couple of months, citizens have complained about the amount of cars parked onside the roadway causing a HAZARD.

The Streets Department reviewed the application and will proceed to follow the request and forward information to council for consideration. The purpose of this policy is to go before council to request or amend traffic control devices in the City.

PUBLIC NOTIFICATION PROCESS which states any request that results in the amendment to an existing traffic control device or installation of new traffic control device will go before the City Council at a public hearing for review to amend the City's Official Traffic Map. Public notice will be met through posting of informational signage in the area where the proposed amendment or installation of the traffic control device requested.

The public hearing will be held on **Monday, October 10, 2022 at 7:00 PM** in the Council Chambers at the Municipal Complex at 400 E. Central Avenue. If you have any questions, please contact the Streets Department at 704-827-9726



CITY of MOUNT HOLLY

400 E. Central Ave. * Post Office Box 406 * Mount Holly, NC 28120 * 704-827-3931 phone *

www.mtholly.us

To: 201 & 201 A E Catawba Drive TRUST

From: City of Mount Holly/ Streets Department

Reference: NO PARKING SIGNS E. CATAWBA AND LOWE STREET

Date: September 21, 2022

The CITY OF MOUNT HOLLY in according to policy with a PUBLIC NOTIFICATION PROCESS which states any request that results in the amendment to an existing traffic control device or installation of new traffic control device will go before the City Council at a public hearing for review to amend the City's Official Traffic Map. Public notice will be met through posting of informational signage in the area where the proposed amendment or installation of the traffic control device requested. The PUBLIC HEARING will take place on October 10, 2022 inside COUNCIL CHAMBERS at 7:00 PM located at 400 E. Central Ave Mount Holly, NC 28120.

If you have any questions, please contact the Streets Department at 704-827-9726

Traffic Control Request Policy

City of Mount Holly

The purpose of this Policy is to establish a process that allows residents to request or amend traffic control devices in the City. The guidelines in this policy will assist City staff in determining an appropriate course of action upon receiving a request by a citizen.

The City of Mount Holly is required by law to review requests under the Manual for Uniform Transportation Control Devices (MUTCD). The MUTCD is published by the Federal Highway Administration (FHWA) and defines the standards used by road managers nationwide to install and maintain traffic control devices on all public streets, highways, bikeways and private roads open to public travel.

The MUTCD defines traffic control devices as all signs, signals, markings, and other devices used to regulate, warn, or guide traffic, placed on, over, or adjacent to a street, highway, pedestrian facility, bikeway, or private road open to public travel by authority of a public agency or official having jurisdiction, or, in the case of a private road, by authority of the private owner or private official having jurisdiction.

The City of Mount Holly does not maintain any signalized intersections and the majority of the traffic control devices on City-maintained streets include signs and pavement markings.

Types of Requests

Additional Traffic Control Devices – When a request is received for additional traffic control devices such as an additional stop sign at an intersection. The request will be reviewed by the Streets and Solid Waste Department (Streets Department) to determine if the request is on a City-maintained street, the request is regulated under the MUTCD and what the appropriate action is required by the MUTCD.

If the Streets Department determines the request is on a City-maintained street and the requirement by the MUTCD is not being met, then the Street Department will coordinate to have the traffic control device installed. If the Streets Department determines the request is on a City-maintained street and the requirement is being met, then the Street Department will deny the request.

If the request triggers an engineer study of the situation, then the applicant will be required to pay the cost of the study before the study is initiated. The engineer study by the City will provide a recommendation based on the type of request made and the guidelines outlined in the MUTCD.

Speed Limit Reduction – When a request is received for a speed limit reduction, the Police Department will place the Radar Trailer in the area to document the motorists speed. Based on that report the Police Department will provide a recommendation.

Signs Not Installed by the City

Children at Play – The MUTCD does not include “CHILDREN AT PLAY” signs or any variation and are not recommended. However, this does not prevent a property owner from installing these signs on their private property in conformance with Article 9, Signs, of the Zoning Ordinance. The following are reasons that the City does not install these signs:

- They are typically designed to look like warning signs, with a black legend on a yellow background. Other warning signs provide information on specific locations of the hazard (intersection, pedestrian crossing, curve, etc.).
- "CHILDREN AT PLAY" signs merely inform a driver that children may be in or near the road.
- Motorists should expect children to be at play in all residential areas, and the lack of signing on some streets may indicate otherwise.
- These signs do not provide guidance to motorists as to a safe speed.
- "CHILDREN AT PLAY" signs could give a false sense of security in letting children play in the roads. In fact, no level of signage could ever protect a pedestrian when they are struck by a vehicle.
- Studies have shown that "CHILDREN AT PLAY" signs do not reduce the speed of traffic or make drivers more observant.
- When a jurisdiction installs signs not in conformance with the MUTCD, it is creating liability for your local agency.

Application

Any request as part of this policy requires an application to be completed by a resident of Mount Holly. The Application is in the Appendix of this Policy.

Public Notification Process

Any request that results in the amendment to an existing traffic control device or installation of a new traffic control device will go before the City Council at a public hearing for review to amend the City's Official Traffic Map.

Public notice will be met through posting of informational signage in the area where the proposed amendment or installation of a traffic control device is requested. If the area is within a neighborhood with a Homeowners Association (HOA), then mailed notice shall also be given to the HOA. Mailed notice by regular mail and posting shall be no less than 10 days nor greater than 25 days from the date of the public hearing before City Council.

Appeals

Any resident may appeal the decision by the City Council within ten (10) days of the date of the public hearing in writing to the City Clerk's Office.

Appendix 1

Application for Traffic Control Request Policy

Primary point of contact:

Name: Tony Walker Address 218 Adria Street Mount Holly, NC

Day phone (704) 951-0874

Neighborhood Columbia Heights Today's date 9/6/2022

What is the location(s) of the change you propose and the reason for your request? Attach pages if necessary.

201 E Columbia Drive Mount Holly NC 28126
201 A E Columbia Drive Mount Holly NC 28126

Type of traffic condition change requested (e.g. parking, STOP sign, street striping or markings, traffic direction of flow, etc.):

No Parking Signs

For Office Use Only

Date Application Received _____

Property Information						
Parcel Number	182077	Tax Code	230 - MOUNT HOLLY CITY			
Tax Year	2022	Mapped Acres	0.6800			
Class	1120 - Res Multiple Homes	Market Land	16,500			
Neighborhood	4B004 - Catawba Heights B	Market Building	74,290			
Physical Address	201 E CATAWBA DR MT HOLLY NC 28120	Market Total	90,790			

Owner Name			
OWNER	201 & 201A E CATAWABA DRIVE TRUST,	Mailing Address	P O BOX 6411 STATESVILLE, NC 28687

Legal Descriptions						
Legal Description	Subdivision Name	Block	Lot	Deed Book	Deed Page	
. 15 008D 018 00 000						

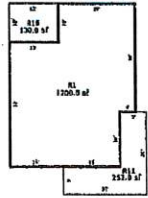
Sales History						
Year	Deed Book & Page	Sale Type	Sale Date	Sold By	Sold To	Price
2022	5247 2031	WAR	7/20/2021	MAKARIOS HOLDINGS LLC	201 & 201A E CATAWABA DRIVE TRUST	\$0

Structure (1 of 2)	
Description	CONVENTIONAL
Total Finished Area	1,200
Year Built	1940
Exterior Wall	Frame
Roof Cover	Comp/Asphalt/Fiberglass
Foundation Type	Perim. Footing
Number of Rooms	5
Half Bath	
Full Bath	1

Imported Image



Converted Sketch



Sketch by AutoCAD

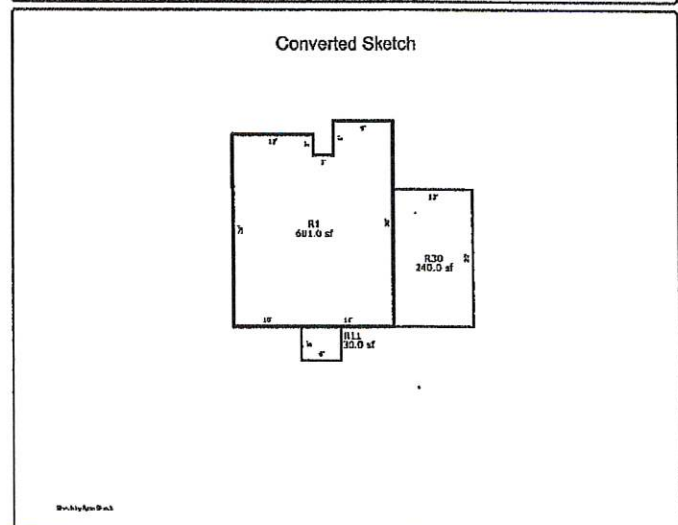
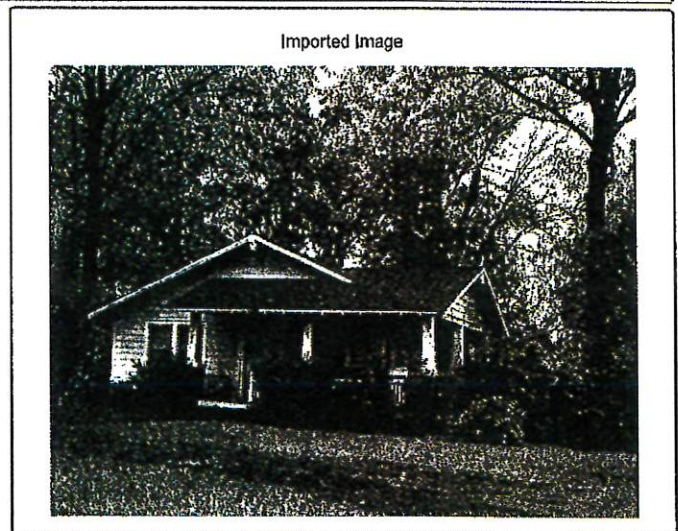
Property Information			
Parcel Number	182077	Tax Code	230 - MOUNT HOLLY CITY
Tax Year	2022	Mapped Acres	0.6800
Class	1120 - Res Multiple Homes	Market Land	16,500
Neighborhood	4B004 - Catawba Heights B	Market Building	74,290
Physical Address	201 E CATAWBA DR MT HOLLY NC 28120	Market Total	90,790

Owner Name			
OWNER	201 & 201A E CATAWABA DRIVE TRUST,	Mailing Address	P O BOX 6411 STATESVILLE, NC 28687

Legal Descriptions					
Legal Description	Subdivision Name	Block	Lot	Deed Book	Deed Page
					. 15 008D 018 00 000

Sales History						
Year	Deed Book & Page	Sale Type	Sale Date	Sold By	Sold To	Price
2022	5247 2031	WAR	7/20/2021	MAKARIOS HOLDINGS LLC	201 & 201A E CATAWABA DRIVE TRUST	\$0

Structure (2 of 2)	
Description	COTTAGE
Total Finished Area	681
Year Built	1940
Exterior Wall	Concrete Block
Roof Cover	Comp/Asphalt/Fiberglass
Foundation Type	Perim. Footing
Number of Rooms	4
Half Bath	
Full Bath	1



Google Maps 201 E Catawba Dr



Image capture: Aug 2021 © 2022 Google



201 E Catawba Dr

All

Street View & 360°



Mt Holly, North Carolina



Street View - Aug 2021

Google Maps 201 E Catawba Dr



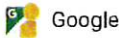
Image capture: Aug 2021 © 2022 Google

← 201 E Catawba Dr

All Street View & 360°



Mt Holly, North Carolina



Street View - Aug 2021

Google Maps 201 E Catawba Dr



Image capture: Aug 2021 © 2022 Google



201 E Catawba Dr

All

Street View & 360°



Mt Holly, North Carolina

 Google

Street View - Aug 2021

OLD BUSINESS



City of Mount Holly Action Agenda Item

To: City Council	Date: 10-3-22
From: Brian DuPont	Meeting Date: 10-10-22
Agenda Item to be considered: Discussion on Architectural Funds for Historical Society	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: At the September 26, 2022 City Council Worksession, there were presentations by the City, Mount Holly Historical Society, and Save the Museum. Staff has prepared a presentation for the consideration of funds for architectural services and requests direction.	
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: Provide feedback or direction to Staff.	
Result of City Council Decision: _____	
Attachments: 1. Presentation 2. 3.	

Architectural Funds and Action Plan

City Council
October 10, 2022



Background

- \$85,000 in FY 22-23 for Architectural Services for New Museum Location
- September 26, 2022: Presentation by City, Historical Society, and Save the Museum



Plan of Action

- Consider reclassification of \$85,000 in FY 22-23 for Architectural Services
 - Change in scope to Facility Assessment of 131 S. Main Street
 - Requires new Request for Qualifications
- Develop a Old City Hall Facilities Committee
 - Members would review Qualifications and recommend firm to City Council
 - Work as a recommendation committee - priority project of 131 S. Main Street assessment
- Representatives:
 - Mount Holly Historical Society Board (1)
 - Council members (2)
 - Citizens (4)
 - Staff (5)



Next Steps

- RFQ for Architectural Firm - advertised on October 7, 2022
- RFQs due: October 21, 2022 at 4:00 PM
 - 1st Committee Meeting: mid to late October tour Old City Hall
 - 2nd Committee Meeting: early November to review and recommend Qualified Firm to the City Council
- Future Meeting schedule will be determined after Architect is under contract
- Conceptual Drawing review: Jan/Feb 2023



NEW BUSINESS



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 10-3-22 Meeting Date: 10-10-22
Agenda Item to be considered: Consideration and Approval for Relocation of 147 East Catawba Avenue	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: The property located at 147 East Catawba Avenue was purchased by the City on January 4, 2022. Staff has been preparing options to be considered for the dwelling on the property. The options considered were: • Auction dwelling or Upset Bid Process for relocation of dwelling • Relocate dwelling to property in close proximity with variations of sale Staff is requesting direction based on the information provided.	
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: Recommendation to auction dwelling for relocation.	
Result of City Council Decision: _____	
Attachments: 1. Presentation 2. Map of Vacant Parcels 3.	

Options for Relocation of 147 E. Catawba Avenue

City Council
October 10, 2022



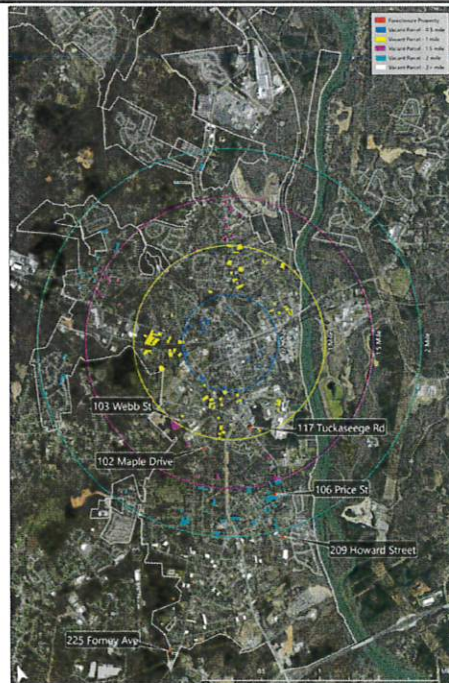
Background

- January 4, 2022: Property purchased by the City
- Staff has been researching options since purchase of the property



Options for Dwelling

1. Relocate dwelling to property in close proximity - Sell
2. Relocate dwelling to property in close proximity - Sell to Current Tenant
 - Consulted with Real Estate professional
 - Reviewed vacant parcels within the City limits
3. Hire Auctioneer or Upset Bid process for dwelling relocation



Vacant Parcels



Radius Distance	# of Vacant Properties	Average Acres	Average \$40,000 per acre	Average \$50,000 per acre	Average \$60,000 per acre
0.5-mile	18	0.33	\$13,133	\$16,417	\$19,700
1.0-mile	78	0.30	\$12,826	\$16,032	\$19,238
1.5-mile	27	0.38	\$15,230	\$19,037	\$22,844
2.0-mile	49	0.54	\$19,257	\$24,071	\$28,886
Foreclosure*	6	0.29	\$11,533	\$14,417	\$17,300
Beyond 2.0-miles	49	0.37	\$14,792	\$18,490	\$22,188

TOTAL: 227

Movoto.com Avg. Sales \$/square foot: \$202
 147 E. Catawba Ave. House Sq. footage: 1248

Home Sales Price(no land): \$252,096

Average Land Price**: \$18,077

Total Potential Sales Value: \$270,173

*Does not account for taxes, liens or other cost for foreclosure on property

**Land Price is the average of all vacant properties

	Option A	Option B	Option C
EXPENSES			
Purchase price	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00
Moving allowance for home owner	\$ 27,125.62	\$ 27,125.62	\$ 27,125.62
Purchase new lot (assuming lot is improved with water/sewer taps)	\$ 20,000.00	\$ 20,000.00	
Possibility of Demo on newly purchased lot	\$ 18,000.00	\$ 18,000.00	
General Contractor cost to relocate home	\$ 190,000.00	\$ 190,000.00	
Sow grass on lot	\$ 400.00	\$ 400.00	\$ 400.00
Cost to store partial furniture while home is being moved, 6 mths		\$ 1,700.00	
Cost to rent an apartment while her home is being relocated, 6 mths		\$ 9,000.00	
Realtor fee new location 6%	\$ 16,800.00		
Realtor fee for sale to tenant 6%		\$ 16,800.00	
	→ SUBTOTAL:	\$ 572,325.62	\$ 583,025.62
REVENUES			
Sales amount if property was to relocate to new location.	\$ 280,000.00		
Sales amount if property sold to home current tenant		\$ 280,000.00	
Auctioneer sells home and stipulates all debris removed			\$ 30,000.00
	SUBTOTAL:	\$ 280,000.00	\$ 280,000.00
	TOTAL EXPENSE TO CITY:	\$ 292,325.62	\$ 303,025.62

Option A - Move house to location and sell

Option B - Move house and sell to current tenant

Option C - Auction home, buyer to remove all debris, City plants grass

Recommendation

- Based on the degree of effort (staff time, City funds, etc.) that would go into relocating a dwelling and the minimal return on investment:
 - Staff recommendation: Dwelling at 147 E. Catawba Avenue would be hiring Auctioneer handle the process for relocation(NOT the upset bid option); IF the dwellings does not sell, then to be demolished and removed.
 - Staff recommendation: This option would apply to any dwellings purchased by the City Council in this area.



REPORTS

Mount Holly Parks & Recreation

Monthly Report-September 2022

Sole Patrol-

The Sole Patrol met 21 days during the month of September. The total attendance was 429, with 34 different members attending. Their activities included walking, corn hole, shuffleboard, and a monthly luncheon.

Fitness Center-

The Fitness Center was open 21 days throughout September. The total attendance was 259, with 33 different members attending.

Athletics-

Free-play basketball for youth was open at the Old Gym on Mondays-Thursdays after school and adult free-play basketball is available at the Tuckaseegee Community Center. We have been averaging 17 participants for both sessions.

We have 600 children participating on 57 teams in our fall athletics. We are offering soccer, girls' volleyball, girls' softball, and baseball. Games will be played throughout September and October.

Free-play pickleball was held Tuesdays and Thursdays from 1-3pm at the Tuckaseegee Community Center. We had a total of 65 visits by 15 different players.

Free-play volleyball is held Wednesday nights at the Tuckaseegee Community Center. We had 46 visits by 22 different players throughout the month.

Rentals & Special Events-

There were eight shelter rentals at Tuckaseegee and River Street Parks. The estimated attendance was 165 people.

News & Notes-

The last Mount Holly Nights concert event will be Friday October 14th, and the entertainment will be provided by On the Border, the Eagles tribute band.

Parks & Recreation Commission is scheduled to meet October 25th at 630pm.

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

CFS By Department - Select Department By Date
For MOUNT HOLLY POLICE 9/1/2022 - 9/30/2022

MOUNT HOLLY POLICE	Count	Percent
ABC ENFORCEMENT	3	0.13%
ALARM B	20	0.85%
ALARM R	21	0.89%
ANIMAL COMPLAINT	4	0.17%
ASSAULT AL OCC	10	0.42%
ASSAULT IN PROG	1	0.04%
ASSIST CITY DEPARTMENT	3	0.13%
ASSIST FD/EMS	27	1.14%
ASSIST LE AGENCY	26	1.10%
ASSIST OTHER	7	0.30%
B & E RES AL OCC	1	0.04%
B & E RES IN PROG	1	0.04%
B & E TO VEHICLE ALR OCC	3	0.13%
CHECK ROADWAY	12	0.51%
CHECK THE WELFARE	36	1.52%
CHILD ABUSE AL OCC	1	0.04%
CHILD ABUSE IN PROG	1	0.04%
CHILD CUSTODY	1	0.04%
CIVIL DISPUTE	14	0.59%
CODE ENFORCEMENT	1	0.04%
COMM SERV SPECIAL EVENT	2	0.08%
COMMUNICATING THREATS	6	0.25%
COURT	10	0.42%
DAMAGE TO PROPERTY	13	0.55%
DEATH INV UNATTENDED	1	0.04%
DEATH NOTIFICATION	1	0.04%
DISCHARGE FIREARM	6	0.25%
DISTURBANCE NATURE UNK	3	0.13%
DOMESTIC ARGUMENT	23	0.97%
DOMESTIC ASSAULT	6	0.25%
DOMESTIC ESCORT	2	0.08%
DRUGS	9	0.38%
FIGHT MULTIPLE SUBJ	4	0.17%
FOLLOW UP INVESTIGATION	43	1.82%
FOOT PATROL	5	0.21%
FOUND PROPERTY	9	0.38%
FRAUD	8	0.34%
FUNERAL ESCORT	4	0.17%
HANGUP 911	8	0.34%
HARRASSMENT	3	0.13%
HIT & RUN PD	11	0.47%
ILLEGAL DUMPING	2	0.08%

MOUNT HOLLY POLICE	Count	Percent
INFORMATION ONLY	71	3.00%
INTOXICATED DRIVER	3	0.13%
INTOXICATED PEDESTRIAN	3	0.13%
JUVENILE	11	0.47%
K9 DEPLOYMENT-ARTICLE SEARCH	2	0.08%
K9 DEPLOYMENT-TRACKING	1	0.04%
K9 DEPLOYMENT-VEHICLE SEARCH	7	0.30%
LARCENY AL OCC	7	0.30%
LARCENY FROM VEHICLE	12	0.51%
MENTAL COMMITMENT	4	0.17%
MISC CALL	2	0.08%
MISSING PERSON ADULT	3	0.13%
MISSING PERSON JUVENILE	3	0.13%
MV COLLISION PD	26	1.10%
MV COLLISION PI	8	0.34%
NOISE VIOLATION	17	0.72%
OBTAINING WARRANT	3	0.13%
OVERDOSE	5	0.21%
PARKING VIOL	3	0.13%
PERSONAL ESCORT	14	0.59%
PICK UP PROPERTY	1	0.04%
PROWLER	6	0.25%
PUBLIC NUISANCE BIKES/SKATEBOARDS/ATV/DIRT BIKES	8	0.34%
PUBLIC SERVICE CALL	37	1.57%
RADAR/TRAFFIC ENFORCEMENT	1	0.04%
RECOVER STOLEN PROPERTY	2	0.08%
SCHOOL RES OFFICER	7	0.30%
SCHOOL TRAFFIC	10	0.42%
SEARCH WARRANT	1	0.04%
SERVE WARRANT	4	0.17%
SOLICITATION	3	0.13%
SPEC ASSIGNMENT TRAFFIC	1	0.04%
SPECIAL ASSIGNMENT	20	0.85%
SPECIAL CHECK	1177	49.81%
STALKING	1	0.04%
STOLEN VEHICLE AL OCC	7	0.30%
STRANDED MOTORIST	22	0.93%
SUBJECT WITH A GUN/WEAPON	2	0.08%
SUSPICIOUS PERSON	47	1.99%
SUSPICIOUS VEH OCCUP	53	2.24%
SUSPICIOUS VEH UNOCCUP	62	2.62%
TRAFFIC OTHER	12	0.51%
TRAFFIC STOP	264	11.17%
TRESPASS	16	0.68%
UNAUTHORIZED USE OF CONVEYANCE	1	0.04%
VANDALISM AL OCC	1	0.04%
VERBAL ARGUMENT	19	0.80%
WORTHLESS CHECK	1	0.04%

Total Records For MOUNT HOLLY POLICE	2363	Dept Calls/Total Calls	100.00%
Total Records	2363		

Citation Totals by Charge

MOUNT HOLLY POLICE

(09/01/2022 - 09/30/2022)

Charge:	Number of Charges:
Speeding (Infraction)	32
Seat Belt	2
Passenger Seat Belt - Juvenile	1
DWI	1
No Operator License	24
Driving While License Revoked	17
Expired Registration	24
Inspection	4
Unsafe Movement	4
Failure To Stop (Stop Sign/Flashing Red Light)	4
Running Red Light	4
No Insurance	4
Failure To Reduce Speed	2
Other (Misdemeanor)	2
Other (Infraction)	31
Other (2nd Charge - Infraction)	65
Total:	221

Arrest Race/Sex Totals by Offense

MOUNT HOLLY POLICE

(09/01/2022 - 09/30/2022)

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	1	1	0	0	0	0	0	0	0	2	1	1	2
13B - Simple Assault	0	1	0	0	0	0	0	0	0	1	1	0	1
23H - All Other Larceny	1	0	0	0	0	0	0	0	0	1	1	0	1
35A - Drug/Narcotic Violations	1	1	0	0	4	0	0	0	0	6	3	3	6
520 - Weapon Law Violations	1	1	0	1	0	0	0	0	0	3	0	2	3
90D - Driving Under the Influence	1	1	0	0	1	0	0	0	0	4	0	4	4
90Z - All Other Offenses	2	0	0	0	1	0	0	0	0	3	3	0	3
90Z.03 - Court Violations	6	2	0	0	2	0	0	0	0	10	3	6	10
Totals:	13	7	0	1	8	0	0	0	0	30	12	16	30

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(09/01/2022 - 09/30/2022)

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.:
120 - Robbery	0	0	0	0	0	0	0	1	0	1	1	1
13A - Aggravated Assault	1	0	0	0	0	0	0	5	1	5	4	3
13B - Simple Assault	3	5	0	3	0	0	2	13	2	18	16	8
13C - Intimidation	0	0	0	0	0	0	0	1	0	1	1	1
220 - Burglary/Breaking & Entering	0	0	0	1	0	0	0	0	0	1	1	0
23C - Shoplifting	1	0	0	0	0	0	0	1	0	1	1	0
23D - Theft From Building	0	0	0	0	0	0	0	1	0	1	1	1
23F - Theft From Motor Vehicle	0	2	0	0	0	0	0	12	0	12	12	10
23G - Theft of Motor Vehicle Parts or Accessories	0	0	0	0	0	0	0	2	0	2	2	2
23H - All Other Larceny	0	2	0	2	0	0	0	2	0	4	4	1
240 - Motor Vehicle Theft	1	1	0	0	0	0	0	5	0	5	5	3
26E - Wire Fraud	0	0	0	0	0	0	0	4	1	4	3	3
290 - Destruction/Damage/Vandalism of Property	0	1	0	0	0	0	0	2	0	2	2	1
35A - Drug/Narcotic Violations	13	2	0	1	0	0	0	18	0	19	19	3
35B - Drug Equipment Violations	6	1	0	1	0	0	0	9	0	10	10	2
370 - Pornography/Obscene Material	0	1	0	0	0	0	1	0	0	1	1	0
520 - Weapon Law Violations	2	1	0	0	0	0	0	3	0	3	3	0
90A - Bad Checks	0	1	0	1	0	0	0	0	0	1	1	0
90C - Disorderly Conduct	0	1	0	0	0	0	1	2	0	3	3	2
90D - Driving Under the Influence	5	0	0	0	0	0	0	5	0	5	5	0
90F - Family Offenses, Nonviolent	0	0	0	0	0	0	0	1	0	1	1	1
90Z - All Other Offenses	3	1	0	2	0	0	0	4	0	6	6	1
90Z.01 - Traffic Violations	26	20	0	0	0	0	0	48	0	48	48	1

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(09/01/2022 - 09/30/2022)

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.02 - Open Container	2	1	0	0	0	0	0	3	0	3	3	0
90Z.03 - Court Violations	7	1	0	0	0	0	0	8	0	8	8	0
90Z.05 - Found Property	0	6	0	0	0	0	0	9	1	9	8	2
90Z.06 - Involuntary Commitment	0	1	0	0	0	0	0	2	1	2	1	0
90Z.08 - Escape from Custody or Resist Arrest (Non Assaultive)	1	0	0	0	0	0	0	1	0	1	1	0
90Z.09 - City Ordinance Violations	0	0	0	0	0	0	0	1	0	1	1	1
90Z.10 - Missing Person	0	0	0	0	0	0	0	3	1	3	2	1
90Z.11 - Call For Service	0	3	0	0	0	0	0	16	3	16	13	8
90Z.13 - B&E to Motor Vehicle	0	2	0	0	0	0	0	14	0	14	14	11
90Z.15 - Damage to Property <\$500.00	1	1	0	1	0	0	0	7	1	8	7	4
Totals:	72	54	0	12	0	0	4	203	11	219	208	71

PUBLIC WORKS REPORT

	SEPTEMBER	2022	2021	2020
Water				
Daily Average (mgd)		3.083	2.994	2.777
Daily Maximum (mgd)		3.458	3.294	3.386
Daily Minimum (mgd)		2.335	2.678	2.312
Monthly Total (mg)		95.511	89.826	83.333
Customers				
Inside City Limits		7183	6899	6650
Outside City Limits		511	502	491
TOTAL		7694	7401	7141
Wastewater				
Daily Average (mgd)		1.960	2.158	2.331
Daily Maximum (mgd)		2.987	2.515	3.730
Daily Minimum (mgd)		1.099	1.700	1.536
Monthly Total Flow (mg)		57.769	64.729	69.928
American & Efird Total Flow (mg)		17.202	22.153	18.685
Customers				
Inside City Limits		6678	6438	6216
Outside City Limits		53	59	50
TOTAL		6731	6497	6266
Sanitation				
Number of Customers				
Residential		6170	5973	5802
Commercial / Industrial		150	153	154
Recycling		6281	6071	5877
Garbage Collected (tons)		593.92	472.89	492.50
General Yardwaste (tons)		63.80	30.26	58.52
Chipping (tons)		0.00	0.00	0.00
Leaves (tons)		0.00	0.00	0.00
Total Yardwaste (tons)		63.80	30.26	58.52
White Goods (tons)		0.00	0.00	0.00
Recycling (tons)	N/A	N/A	N/A	N/A

SIGN UP TO SPEAK AT THE

10/10/2022

Re-Zoning

This meeting is streamed live on the internet and a recording will be made public on the City Website

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SIGN UP TO SPEAK AT THE

10/10/2022

Text Amendment

This meeting is streamed live on the internet and a recording will be made public on the City Website

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SIGN UP TO SPEAK AT THE

10/10/2022

Traffic Control Device

This meeting is streamed live on the internet and a recording will be made public on the City Website

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SIGN UP TO SPEAK AT
10-Oct-22
UNSCHEDULED PUBLIC COMMENT

This meeting is streamed live on the internet and a recording will be made public on the City Website

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