October 8, 2018
Council Meeting

Mayor Bryan Hough
Mayor Pro-Tem Perry Toomey
Councilwoman Carolyn Breyare
Councilman Charles McCorkle
Councilman Jeff Meadows
Councilman David Moore
Councilwoman Lauren Shoemaker
Kemp Michael, City Attorney
Danny Jackson, City Manager

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL

October 8, 2018
7:00 P.M.

CALL TO ORDER BY THE MAYOR

INVOCATION
Dr. Clayton Burch of Goshen Free Will Baptist Church

PLEDGE OF ALLEGIANCE
Boy Scout Troop 59

SET THE AGENDA

CONSENT AGENDA

1. Call for Public Hearing to Repeal Residential Design Standards
2. Approval of Selection of Zoning Board of Adjustment members
3. Final Plat Approval of Imagery on Mountain Island Phase 1, Maps 5-8.
4. Approval of the minutes of the September 10, 2018 Council Meeting
5. Approval of the minutes of the September 24, 2018 Work Session Meeting

PRESENTATIONS

1. Presentation of the 2018 Mount Holly Community Impact Fund Grant Recipients — *Reeves McGlohon*
2. Gaston County CLT Airport Connected Economic Positioning Strategy — *Mark Cramer*

PUBLIC HEARING

1. Continued Public Hearing to Amend Article 9, *Signs* of the Zoning Ordinance — *Jonathan Wilson*
2. Public Hearing for a Text Amendment to the Downtown Development Manual for Painting of Commercial Buildings — *Brian DuPont*
3. Public Hearing to Amend Section 5.20 Commercial Design Standards — *Greg Beal*

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

1. Discussion of the Property/Zoning of the Street and Solid Waste Property — *Greg Beal*

NEW BUSINESS

OTHER BUSINESS

CLOSED SESSION

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

ADJOURN

CONSENT AGENDA

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** 10-3-18
From: Brian DuPont	**Meeting Date:** 10-8-18

Agenda Item to be considered: Call for a public hearing for a text amendment to the Downtown Development Manual for repeal residential design standards

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request : Staff is in the process to update the Downtown Development Manual to repeal regulations that are deemed illegal under current legislation of the North Carolina General Statutes.

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.
2.
3.

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** 10-3-18
From: Brian DuPont	**Meeting Date:** 10-8-18

Agenda Item to be considered: Approval of Selection of the Zoning Board of Adjustment members

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request : As outlined in the Rules of Procedure and the Zoning Ordinance five members of the nine member board must be appointed as Board of Adjustment representatives and all other members are automatically alternates.

The Roster (see attached) denotes the current members that are recommended to sit on the Zoning Board of Adjustment (BOA next to the name).

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:
Recommend City Council affirm the members recommended by the Planning Commission as primaries for the Board of Adjustment

Result of City Council Decision:
____

Attachments:
1. Roster
2.
3.

MOUNT HOLLY
Connecting Community & Nature

City of Mount Holly
Planning Commission & Board of Adjustment
Roster

Leroy Thorns (BOA) 970 Old NC 27 Hwy Mount Holly, NC 28120 (C) 704-361-2837 ThornsL1@gmail.com Term Expires: Dec. 2019	Myles Biggerstaff, Chair (BOA) 607 Timberlane Drive Mount Holly, NC 28120 (C) 704-860-4777 mbiggers@bellsouth.net Term Expires: Dec. 2019
Ed Olivares **(Alt. #1)** 104 Hidden Pines Drive Mount Holly, NC 28120 (C)602-663-2665 edradmgr@hotmail.com Term Expires: Dec. 2020	Will Crist, Vice-chair (BOA) 207 Old Mine Road Mount Holly, NC 28120 (C) 704-451-9118 wfcrist@bellsouth.net Term Expires: Dec. 2019
Teraseta Ellerbe **(Alt. #3)** 212 Augustus Lane Mount Holly, NC 28120 (C) 704-860-6630 terasetaellerbe@gmail.com Term Expires: Dec. 2018	Rodney Williams **(Alt. #4)** 315 South Main Street Mount Holly, NC 28120 (C) 704-616-4008 A1949hotrod@outlook.com Term Expires: Dec. 2018
Jerry Bishop (BOA) 200 East Catawba Drive Mount Holly, NC 28120 (C)704-460-9414 jerrybishop4160@gmail.com Term Expires: Dec. 2020	Melanie Nichols (BOA) 145 Riverfront Parkway Mount Holly, NC 28120 (C) 704-685-4104 Melanie@melaniemwilson.com Term Expires: Dec. 2018
Joni Burton **(Alt. #2)** 117 Silo Street Mount Holly, NC 28120 (C) 704-904-1763 jlcburton@yahoo.com Term Expires: Dec. 2020	**Staff:** Greg Beal (704) 951-3012 Brian DuPont (704) 951-3009 Jonathan Wilson (704) 951-3014 Danny Jackson (704) 951-3013
Planning & Development Office **400 East Central Avenue** **Mount Holly, NC 28120** **704-827-3931; 704-827-5672 (fax)**	

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** October 3, 2018
From: Jonathan Wilson	**Meeting Date:** October 8, 2018

Agenda Item to be considered: *Approval of Imagery on Mountain Island Phase 1, Map 5-8 Final Plat.*

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request :

Lennar has requested that the City of Mount Holly approve a Final Plat for Phase 1, Maps 5-8 of the Imagery on Mountain Island Subdivision. This is the second phase and will consist of 96 single family lots, zoned Conditional District Single Family. The Letter of Credit has been approved by the City Engineer and City Attorney and the Subdivision Agreement is in the process of being finalized.

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 recommended approval of the plat for Phase 1, Maps 5-8 of Imagery on Mountain Island Subdivision which is supported by Staff.

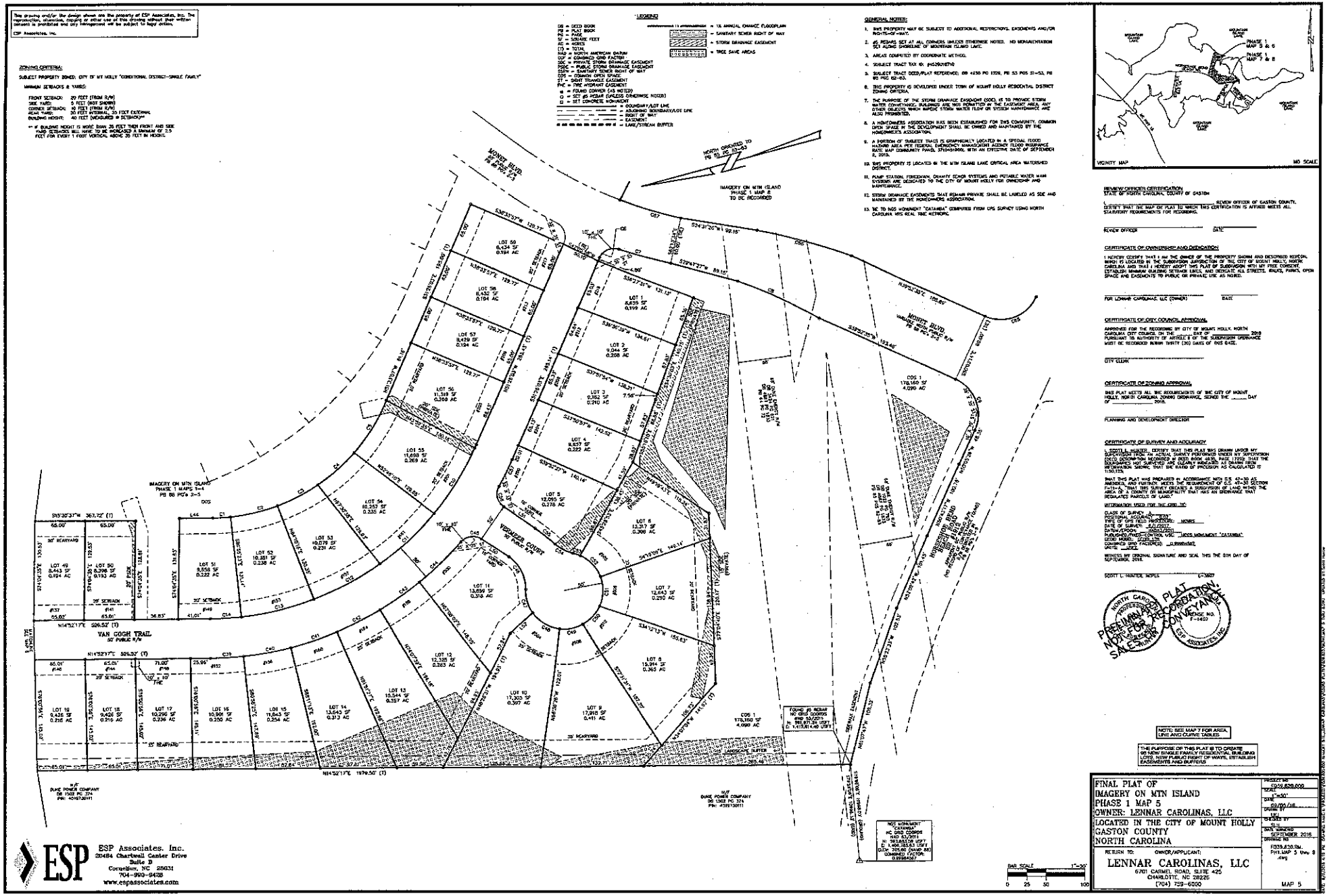
Result of City Council Decision:

___

Attachments:

1. Plat of Phase 1, Maps 5-8 Imagery on Mountain Island Subdivision.

2. Imagery on Mountain Island Phase Plan Map.



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ZONING CRITERIA:

SUBJECT PROPERTY ZONED: CITY OF MT HOLLY "CONDITIONAL DISTRICT–SINGLE FAMILY"

MINIMUM SETBACKS & YARDS:

FRONT SETBACK:	20 FEET (FROM R/W)
SIDE YARD:	5 FEET (MIN SHOWN)
CORNER SETBACK:	15 FEET (FROM R/W)
REAR YARD:	20 FEET INTERNAL, 35 FEET EXTERNAL
BUILDING HEIGHT:	40 FEET (MEASURED IN SETBACK)**

** IF BUILDING HEIGHT IS MORE THAN 35 FEET THEN FRONT AND SIDE YARD SETBACKS WILL HAVE TO BE INCREASED A MINIMUM OF 2.5 FEET FOR EVERY 1 FOOT VERTICAL ABOVE 35 FEET IN HEIGHT.

LEGEND

DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
SF = SQUARE FEET
AC = ACRES
(T) = TOTAL
NAD = NORTH AMERICAN DATUM
CGF = COMBINED GRID FACTOR
SDE = PRIVATE STORM DRAINAGE EASEMENT
PSDE = PUBLIC STORM DRAINAGE EASEMENT
SSFR = SANITARY SEWER RIGHT OF WAY
OPS = COMMON OPEN SPACE
ST = STREET EASEMENT
FHC = FIRE HYDRANT EASEMENT
⊕ = FOUND CORNER (AS NOTED)
○ = SET #5 REBAR (UNLESS OTHERWISE NOTED)
□ = SET CONCRETE MONUMENT
= BOUNDARY/LOT LINE
= ADJOINING BOUNDARY/LOT LINE
= RIGHT OF WAY
= EASEMENT
= LAKE/STREAM BUFFER
= 1% ANNUAL CHANCE FLOODPLAIN
= SANITARY SEWER RIGHT OF WAY
= STORM DRAINAGE EASEMENT
= TREE SAVE AREAS

GENERAL NOTES:

1. SAID PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY.
2. ⌀5 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. NO MONUMENTATION SET ALONG SHORELINE OF MOUNTAIN ISLAND LAKE.
3. AREAS COMPUTED BY COORDINATE METHOD.
4. SUBJECT TRACT TAX ID: #152901679.
5. SUBJECT TRACT DEED/PLAT REFERENCE: DB 4030 PG 1326, PB 53 PGS 31-33, PB 80 PGS 62-63.
6. THIS PROPERTY IS DEVELOPED UNDER TOWN OF MOUNT HOLLY RESIDENTIAL DISTRICT ZONING CRITERIA.
7. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
8. A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED FOR THIS COMMUNITY. COMMON OPEN SPACE IN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. A PORTION OF SUBJECT TRACT IS GRAPHICALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL 3710451900L WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.
10. THIS PROPERTY IS LOCATED IN THE MTN ISLAND LAKE CRITICAL AREA WATERSHED DISTRICT.
11. PUMP STATION, FORCEMAIN, GRAVITY SEWER SYSTEMS AND POTABLE WATER MAIN SYSTEMS ARE DEDICATED TO THE CITY OF MOUNT HOLLY FOR OWNERSHIP AND MAINTENANCE.
12. STORM DRAINAGE EASEMENTS THAT REMAIN PRIVATE SHALL BE LABELED AS SDE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. NC TO NGS MONUMENT "CATAWBA" COMPUTED FROM GPS SURVEY USING NORTH CAROLINA VRS REAL TIME NETWORK.

VICINITY MAP — NO SCALE

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY OF GASTON

I, _____, REVIEW OFFICER OF GASTON COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS, OPEN SPACE AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

_____ _____
FOR LENNAR CAROLINAS, LLC (OWNER) DATE

CERTIFICATE OF CITY COUNCIL APPROVAL

APPROVED FOR THE RECORDING BY CITY OF MOUNT HOLLY, NORTH CAROLINA CITY COUNCIL ON THE ____ DAY OF _____, 2016 PURSUANT TO AUTHORITY OF ARTICLE 7 OF THE SUBDIVISION ORDINANCE MUST BE RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

_____
CITY CLERK

CERTIFICATE OF ZONING APPROVAL

THIS PLAT MEETS ALL THE REQUIREMENTS OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA ZONING ORDINANCE, SIGNED THIS ____ DAY OF _____, 2016.

_____
PLANNING AND DEVELOPMENT DIRECTOR

CERTIFICATE OF SURVEY AND ACCURACY

I, SCOTT L. HUNTER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AT DB 4030, PG 1326, PLAT BOOK 53 PGS 31-33, PLAT BOOK 80 PGS 62-63); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:50,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND FURTHER, MEETS THE REQUIREMENT OF G.S. 47-30 SECTION 7(c)1-a, THAT THIS SURVEY CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND."

INFORMATION USED FOR THE ABOVE MAP:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.03'
TYPE OF GPS FIELD PROCEDURE: NONE
DATE OF SURVEY: 4/1/2015
DATUM/EPOCH: NAD83(2011)
PUBLISHED/FIXED-CONTROL USE: "NGS MONUMENT "CATAWBA"
COMBINED GRID FACTOR(S): 0.999964567
UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 9TH DAY OF SEPTEMBER, 2016.

SCOTT L. HUNTER, NCPLS L-4927

PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCE OR SALE - NCGS 47-30

NOTE: SEE MAP 7 FOR AREA, LINE AND CURVE TABLES.

THE PURPOSE OF THIS PLAT IS TO CREATE 65 NEW SINGLE FAMILY RESIDENTIAL BUILDING LOTS, NEW PUBLIC RIGHT OF WAYS, ESTABLISH EASEMENTS AND BUFFERS.

FINAL PLAT OF	PROJECT NO: F939.659.000
IMAGERY ON MTN ISLAND	SCALE: 1"=30'
PHASE 1 MAP 5	DATE: 09/09/16
OWNER: LENNAR CAROLINAS, LLC	DRAWN BY: KEJ
LOCATED IN THE CITY OF MOUNT HOLLY	CHECKED BY: SLH
GASTON COUNTY	DATE SURVEYED: SEPTEMBER 2016
NORTH CAROLINA	DRAWING NO: F939.659.Dwg Ph1_MAP 5 thru 8 .dwg
RETURN TO: OWNER/APPLICANT: LENNAR CAROLINAS, LLC 6701 CARMEL ROAD, SUITE 425 CHARLOTTE, NC 28226 (704) 759-6000	MAP 5

ESP Associates, Inc.
20484 Chartwell Center Drive
Suite D
Cornelius, NC 28031
704-999-9428
www.espassociates.com

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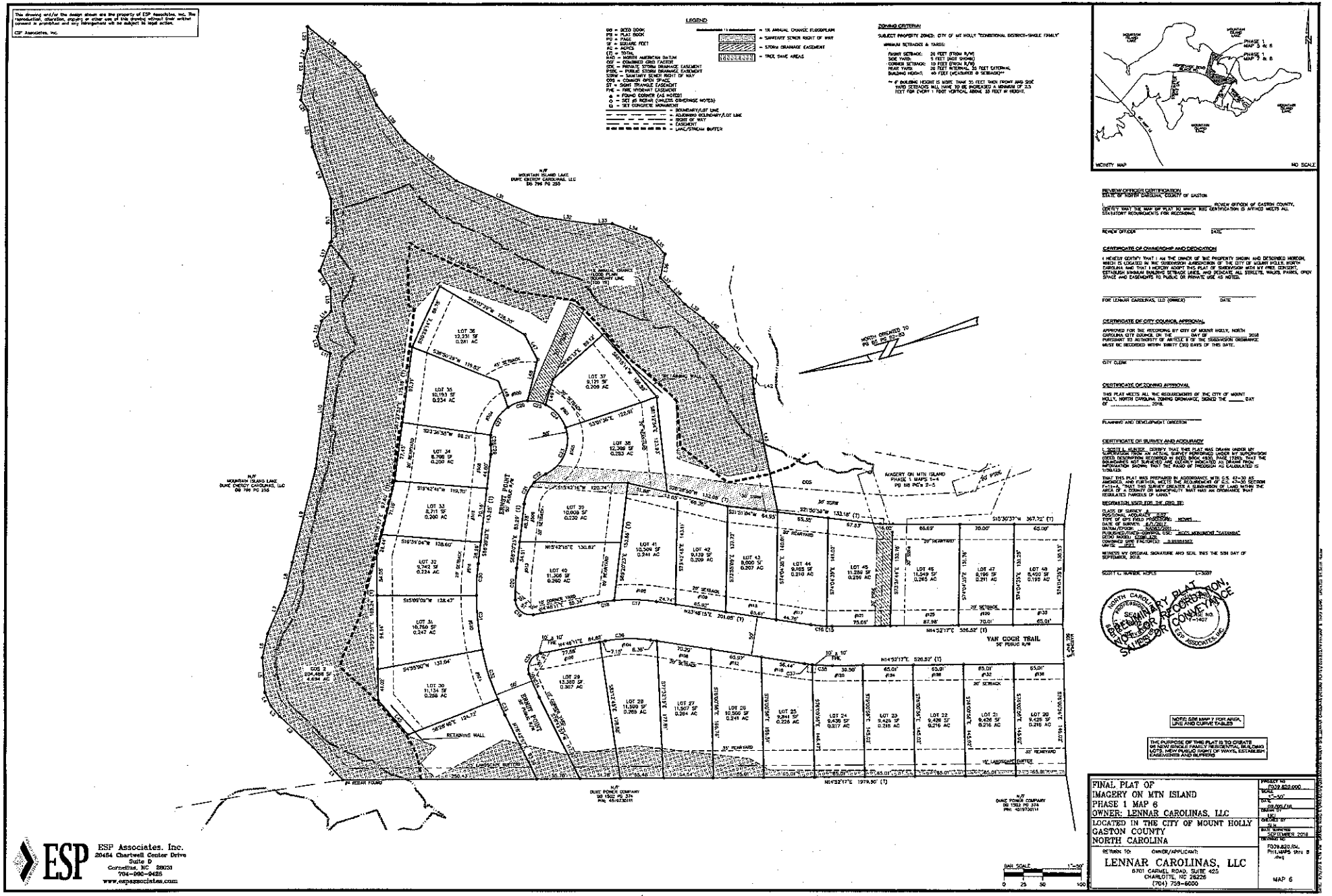

NOTE: SEE MAP 7 FOR AREA, LINE AND CURVE TABLES

THE PURPOSE OF THIS PLAT IS TO CREATE 96 NEW SINGLE FAMILY RESIDENTIAL BUILDING LOTS, NEW PUBLIC RIGHT OF WAYS, ESTABLISH EASEMENTS AND BUFFERS

REVIEW OFFICER'S CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY OF GASTON

I, _____, REVIEW OFFICER OF GASTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, DEDICATE ALL STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

FOR LENNAR CAROLINAS, LLC (OWNER) _____ DATE _____

CERTIFICATE OF CITY COUNCIL APPROVAL

APPROVED FOR THE RECORDING BY CITY OF MOUNT HOLLY, NORTH CAROLINA CITY COUNCIL ON THE _____ DAY OF _____, 2018 PURSUANT TO AUTHORITY OF ARTICLE 8 OF THE SUBDIVISION ORDINANCE. MUST BE RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

CITY CLERK _____

CERTIFICATE OF ZONING APPROVAL

THIS PLAT MEETS ALL THE REQUIREMENTS OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA ZONING ORDINANCE, SIGNED THE _____ DAY OF _____, 2018.

PLANNING AND DEVELOPMENT DIRECTOR _____

CERTIFICATE OF SURVEY AND ACCURACY

I, SCOTT L. BURDEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4830, PAGE 1726); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000.

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND FURTHER, MEETS THE REQUIREMENT OF G.S. 47-30 SECTION f-11-c-A "THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND."

RECORDATION USER FOR THE CRS ID:

DATE OF SURVEY: _____
POSITIONAL ACCURACY: _____
TYPE OF GPS FIELD PROCEDURE: _____
DATE OF SURVEY: 4/1/2018
DATUM/EPOCH: NAD83(2011)
PUBLISHED/FIXED-CONTROL USE: _____
GEOID MODEL: _____
COMBINED GRID FACTOR(S): _____
UNITS: _____

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 5TH DAY OF SEPTEMBER, 2018.

SCOTT L. BURDEN, PLS L-3297

NORTH CAROLINA PROFESSIONAL SEAL L-3297 SCOTT L. BURDEN SURVEYOR

PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCE OR SALE

ESP ASSOCIATES, INC. CORP. LIC. NO. C-1407

FINAL PLAT OF IMAGERY ON MTN ISLAND PHASE 1 MAP 6	PROJECT NO: 5039.820.000
OWNER: LENNAR CAROLINAS, LLC	SCALE: 1"=50'
LOCATED IN THE CITY OF MOUNT HOLLY GASTON COUNTY NORTH CAROLINA	DATE: 09/05/18
	DRAWN BY: LEC
	CHECKED BY: SLB
RETURN TO: OWNER/APPLICANT: LENNAR CAROLINAS, LLC 6701 CARMEL ROAD, SUITE 425 CHARLOTTE, NC 28226 (704) 758-6000	DATE SURVEYED: SEPTEMBER 2018
	REVISIONS NO: 5039.820.004, PH1_MAPS Vers 8 (Rev)
	MAP 6

ESP Associates, Inc.
20454 Chartwell Center Drive
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Cornelius, NC 28031
704-990-9425
www.espassociates.com

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ESP Associates, Inc.

ZONING CRITERIA:

SUBJECT PROPERTY ZONED: CITY OF MT HOLLY "CONDITIONAL DISTRICT-SINGLE FAMILY"

MINIMUM SETBACKS & YARDS:

FRONT SETBACK: 20 FEET (FROM R/W)
SIDE YARD: 5 FEET (NOT SHOWN)
CORNER SETBACK: 10 FEET (FROM R/W)
REAR YARD: 20 FEET INTERNAL, 35 FEET EXTERNAL
BUILDING HEIGHT: 40 FEET (MEASURED @ SETBACK)**

** IF BUILDING HEIGHT IS MORE THAN 35 FEET THEN FRONT AND SIDE YARD SETBACKS WILL HAVE TO BE INCREASED A MINIMUM OF 2.5 FEET FOR EVERY 1 FOOT VERTICAL ABOVE 35 FEET IN HEIGHT.

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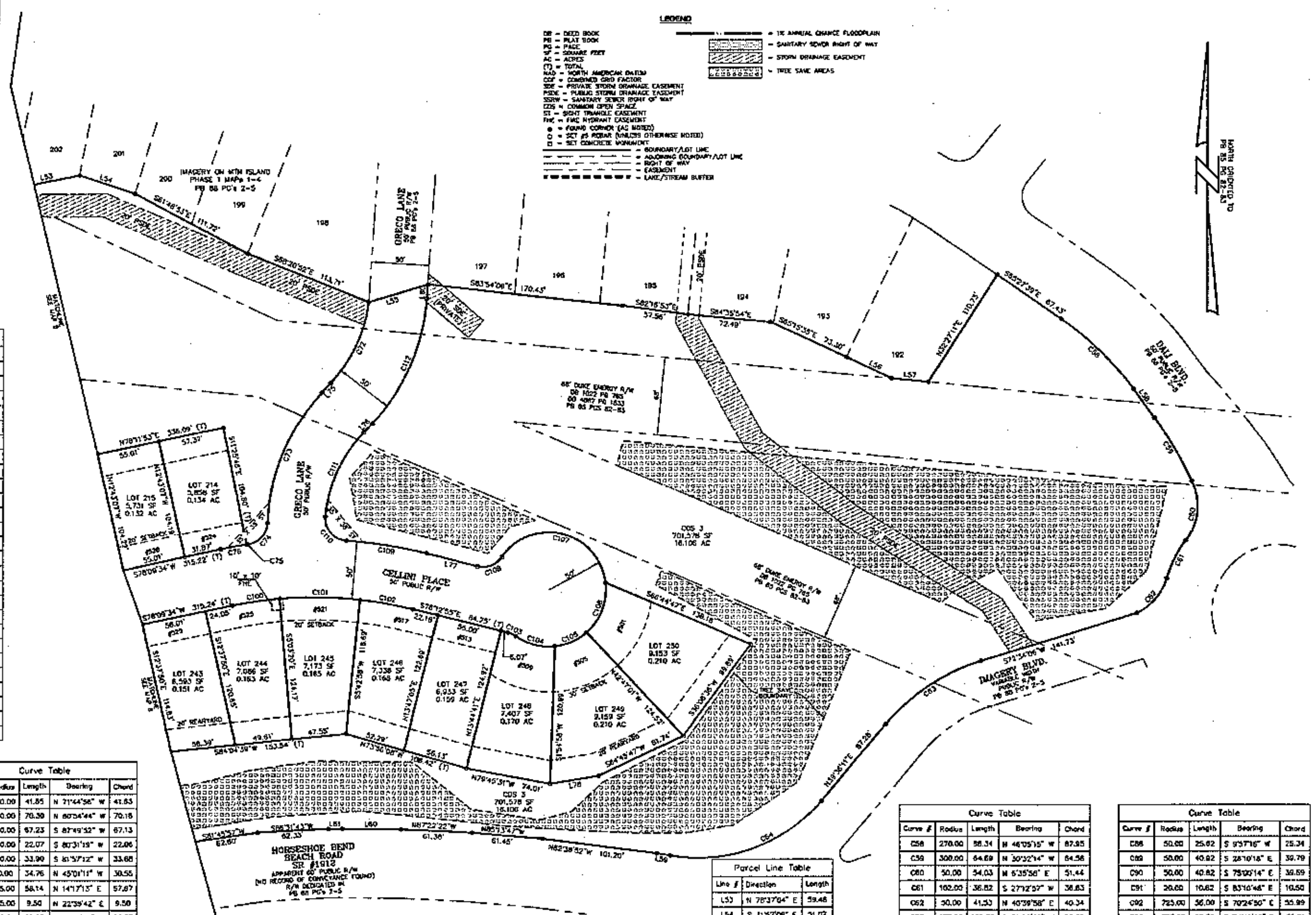
(T) = TOTAL
NAD = NORTH AMERICAN DATUM
CGF = COMBINED GRID FACTOR
SDE = PRIVATE STORM DRAINAGE EASEMENT
PSDE = PUBLIC STORM DRAINAGE EASEMENT
SSRW = SANITARY SEWER RIGHT OF WAY
COS = COMMON OPEN SPACE
ST = SIGHT TRIANGLE EASEMENT
FHE = FIRE HYDRANT EASEMENT
● = FOUND CORNER (AS NOTED)
○ = SET #5 REBAR (UNLESS OTHERWISE NOTED)
□ = SET CONCRETE MONUMENT
= BOUNDARY/LOT LINE
= ADJOINING BOUNDARY/LOT LINE
= RIGHT OF WAY
= EASEMENT
= LAKE/STREAM BUFFER
= 1% ANNUAL CHANCE FLOODPLAIN
= SANITARY SEWER RIGHT OF WAY
= STORM DRAINAGE EASEMENT
= TREE SAVE AREAS



Parcel Line Table		
Line #	Direction	Length
L1	N 63°33'27" E	57.17
L2	N 58°27'05" E	58.77
L3	N 65°02'39" E	17.39
L4	N 80°35'51" E	19.47
L5	S 78°52'16" E	49.35
L6	S 62°21'02" E	31.22
L7	S 51°50'32" E	58.47
L8	S 62°02'42" E	39.27
L9	S 81°00'56" E	125.72
L10	S 67°44'45" E	150.46
L11	N 41°48'58" E	13.62
L12	N 86°35'15" E	13.43
L13	S 80°00'48" E	21.45
L14	S 29°48'52" E	17.67
L15	S 76°56'54" E	30.40
L16	N 73°20'33" E	25.96
L17	S 53°18'44" E	41.23
L18	S 75°31'24" E	34.77
L19	N 85°41'44" E	71.62
L20	S 82°03'41" E	47.97
L21	N 72°16'04" E	18.11
L22	S 67°33'30" E	33.90
L23	S 74°49'04" E	20.81
L24	S 55°23'49" E	13.34
L25	S 78°04'13" E	26.94
L26	S 54°30'15" W	62.64

Parcel Line Table		
Line #	Direction	Length
L27	S 61°29'09" W	35.31
L28	S 82°26'59" W	40.96
L29	S 67°12'43" W	58.54
L30	S 53°03'16" W	65.19
L31	S 38°52'07" W	113.67
L32	S 23°35'30" W	73.63
L33	S 12°38'56" W	22.15
L34	S 38°04'11" W	33.24
L35	S 64°23'09" W	27.65
L36	N 63°33'12" W	30.22
L37	S 62°36'03" W	14.91
L38	S 63°00'32" W	31.75
L39	S 52°32'10" W	30.29
L40	S 59°53'06" W	37.81
L41	S 60°50'42" W	50.63
L42	N 79°36'22" W	35.44
L43	N 86°06'37" W	155.99
L44	S 14°52'17" W	42.34
L45	N 64°25'32" E	56.96
L46	S 84°41'16" W	35.62
L47	S 77°37'34" W	38.16
L48	N 61°23'22" W	54.55
L49	N 58°22'18" W	33.73
L50	N 49°33'35" E	41.94
L51	S 49°33'33" W	49.04
L52	N 26°43'54" W	38.87

Curve Table				
Curve #	Radius	Length	Bearing	Chord
C1	241.00	23.30	S 12°06'09" W	23.29
C2	241.00	62.17	S 1°56'37" W	61.99
C3	241.00	58.58	S 12°24'34" E	58.44
C4	241.00	62.45	S 26°47'47" E	62.27
C5	236.06	80.49	S 43°42'37" E	80.10
C6	20.00	29.69	S 8°57'28" E	27.18
C7	600.00	69.19	S 30°52'54" W	69.15
C8	705.23	115.18	S 40°18'11" W	115.05
C9	50.00	78.57	S 84°53'34" W	70.73
C10	375.00	100.25	S 43°00'20" E	99.95
C11	375.00	95.79	S 28°01'44" E	95.53
C12	375.00	96.40	S 13°20'46" E	96.13
C13	375.00	96.18	S 1°21'53" W	95.91
C14	375.00	40.31	S 11°47'30" W	40.29
C15	175.00	6.58	N 19°56'54" E	6.58
C16	175.00	20.71	N 20°24'33" E	20.69
C17	225.00	54.26	N 16°53'45" E	54.13
C18	225.00	20.49	N 7°22'43" E	20.48
C19	20.00	34.53	N 54°13'45" E	30.40
C20	300.00	41.74	S 72°19'33" E	41.71
C21	50.00	32.07	S 49°57'55" E	31.52
C22	50.00	18.47	S 21°00'25" E	18.37
C23	50.00	72.25	S 51°49'15" E	66.13
C24	50.00	40.39	N 63°38'31" E	39.30
C25	50.00	24.02	N 26°44'15" E	23.79
C26	50.00	27.21	N 2°37'02" W	26.87
C27	50.00	43.93	N 43°23'23" W	42.55
C28	50.00	12.31	N 75°37'33" W	12.28
C29	50.00	12.51	N 75°50'34" W	12.48

Curve Table				
Curve #	Radius	Length	Bearing	Chord
C30	550.00	41.85	N 71°44'56" W	41.83
C31	350.00	70.30	N 80°54'44" W	70.18
C32	350.00	67.23	S 87°49'52" W	67.13
C33	350.00	22.07	S 80°31'19" W	22.06
C34	300.00	33.90	S 81°57'12" W	33.88
C35	20.00	34.76	N 45°01'11" W	30.55
C36	175.00	58.14	N 14°17'13" E	57.87
C37	225.00	9.50	N 22°39'42" E	9.50
C38	225.00	25.58	N 18°07'43" E	25.57
C39	425.00	42.61	S 11°39'38" W	42.59
C40	425.00	62.00	S 4°36'54" W	61.94
C41	425.00	62.28	S 3°25'44" E	62.23
C42	425.00	61.87	S 11°47'50" E	61.81
C43	425.00	62.09	S 20°00'09" E	62.03
C44	425.00	75.88	S 29°27'00" E	75.78
C45	20.00	28.37	N 7°29'45" E	25.80
C46	50.00	49.98	N 78°11'40" E	47.92
C47	50.00	32.23	N 68°21'52" E	31.67
C48	50.00	41.69	N 46°00'37" E	40.50
C49	50.00	31.19	N 4°14'56" E	30.69
C50	50.00	32.33	N 32°08'51" W	31.77
C51	50.00	39.35	N 73°12'53" W	38.34
C52	50.00	39.00	S 61°53'46" W	38.02
C53	50.00	10.10	S 33°45'51" W	10.08
C54	50.00	26.16	S 42°57'49" W	25.86
C55	225.00	32.95	S 53°45'16" W	32.92
C56	20.00	29.41	N 68°18'29" W	26.83
C57	425.00	39.01	N 48°48'17" W	38.99

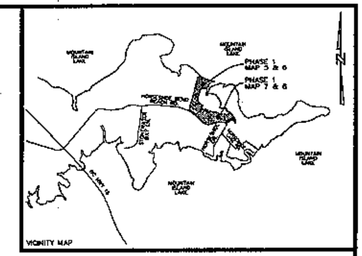
AREA TABLE (MAPS 5, 6, 7 & 8)	SQ FT	ACRES
LOTS (96)	888,385	20,397
RIGHT OF WAY (INTERIOR STREETS) DEDICATED TO THE TOWN OF MOUNT HOLLY	201,945	4.636
COMMON OPEN SPACE (COS)	1,084,246	24.891
TOTAL AREA	2,174,776	49.924

Parcel Line Table		
Line #	Direction	Length
L53	N 78°37'04" E	59.48
L54	S 71°57'08" E	31.07
L55	S 72°11'31" W	53.58
L56	S 64°16'03" E	43.62
L57	S 84°35'25" E	31.98
L58	S 38°42'52" E	30.60
L59	N 79°55'41" W	11.57
L60	S 89°49'05" E	50.82
L61	S 89°59'25" E	11.84
L62	S 77°59'52" W	46.68
L63	S 85°37'20" W	46.36
L64	N 87°35'11" W	47.33
L65	N 82°40'16" W	47.25
L66	N 75°59'45" W	46.55
L67	N 68°32'51" W	46.63
L68	N 62°54'29" W	47.38
L69	N 57°34'22" W	47.36
L70	N 53°13'29" W	47.94
L71	N 48°57'27" W	48.16
L72	N 44°31'34" W	51.50
L73	N 47°36'47" W	51.74
L74	S 50°05'26" E	19.19
L75	S 43°12'37" W	10.97
L76	N 43°12'37" E	10.97
L77	N 76°12'55" W	44.74
L78	S 80°46'17" W	42.87
L79	N 35°26'58" E	20.02
L80	N 3°41'39" E	12.51

Curve Table				
Curve #	Radius	Length	Bearing	Chord
C58	270.00	88.34	N 46°05'15" W	87.95
C59	300.00	64.69	N 30°32'14" W	64.56
C60	50.00	54.03	N 6°35'56" E	51.44
C61	102.00	38.82	S 27°12'37" W	38.63
C62	30.00	41.53	N 40°39'58" E	40.34
C63	175.50	100.88	S 56°05'09" W	99.59
C64	140.00	147.75	N 69°50'15" E	140.99
C65	50.00	78.51	S 5°06'26" E	70.69
C66	662.06	126.24	N 30°49'21" E	126.05
C67	540.00	61.32	S 31°52'15" W	61.25
C68	549.67	55.20	S 82°05'21" E	55.17
C69	549.67	55.40	S 87°51'12" E	55.38
C70	549.67	54.61	N 88°24'47" E	54.59
C71	549.67	51.91	N 80°51'40" E	51.89
C72	125.00	78.76	S 24°35'48" W	78.42
C73	175.00	126.35	S 22°31'37" W	123.62
C74	20.00	27.84	S 41°43'00" W	25.64
C75	405.00	1.09	S 81°30'45" W	1.09
C76	405.00	23.16	S 79°47'30" W	23.15
C77	675.00	60.09	S 80°42'34" W	60.07
C78	675.00	65.24	S 86°01'43" W	65.22
C79	675.00	65.07	N 88°28'27" W	65.05
C80	675.00	65.30	N 82°54'27" W	65.28
C81	675.00	57.74	N 77°41'08" W	57.72
C82	675.00	54.09	N 72°56'23" W	54.07
C83	20.00	2.53	N 67°01'32" W	2.52
C84	20.00	20.66	N 33°31'58" W	19.92
C85	50.00	58.28	N 37°03'00" W	55.03
C86	50.00	40.51	S 86°21'00" W	39.41
C87	50.00	33.60	S 43°53'17" W	32.97

Curve Table				
Curve #	Radius	Length	Bearing	Chord
C88	50.00	25.62	S 9°37'16" W	25.34
C89	50.00	40.92	S 28°10'18" E	39.79
C90	50.00	40.92	S 75°00'14" E	39.69
C91	20.00	10.62	S 83°10'46" E	10.50
C92	725.00	36.00	S 70°24'50" E	35.99
C93	725.00	35.62	S 74°49'29" E	35.61
C94	725.00	53.89	S 79°08'08" E	53.88
C95	725.00	53.53	S 83°23'49" E	53.52
C96	725.00	54.03	S 87°38'50" E	54.02
C97	725.00	54.25	N 88°04'27" E	54.24
C98	725.00	54.63	N 83°48'18" E	54.62
C99	725.00	43.70	N 79°33'10" E	43.70
C100	355.00	41.72	N 81°31'35" E	41.70
C101	355.00	70.17	S 89°26'38" E	70.08
C102	355.00	46.86	S 79°59'59" E	46.83
C103	20.00	7.56	S 85°21'53" E	7.53
C104	50.00	36.41	S 75°22'27" E	35.61
C105	50.00	30.68	N 65°11'18" E	30.20
C106	50.00	48.76	N 20°49'29" E	46.85
C107	50.00	120.46	N 78°17'34" W	93.38
C108	20.00	24.12	S 69°13'46" W	22.69
C109	405.00	70.52	N 61°12'25" W	70.43
C110	20.00	31.66	N 40°23'26" W	28.66
C111	124.98	62.46	N 24°18'42" E	60.97
C112	173.00	120.70	N 23°27'08" E	118.32
C113	1372.37	63.05	N 86°35'43" E	63.05
C114	1372.37	60.85	N 86°20'47" E	60.85
C115	1372.37	64.53	N 83°44'00" E	64.52
C116	1372.37	61.44	N 81°06'14" E	61.43

BAR SCALE 1"=50'
0 25 50 100



REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY OF GASTON

I, ______ REVIEW OFFICER OF GASTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER ______ DATE ______

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

FOR LENNAR CAROLINAS, LLC (OWNER) ______ DATE ______

CERTIFICATE OF CITY COUNCIL APPROVAL

APPROVED FOR THE RECORDING BY CITY OF MOUNT HOLLY, NORTH CAROLINA CITY COUNCIL ON THE ____ DAY OF ______ 2018 PURSUANT TO AUTHORITY OF ARTICLE 4 OF THE SUBDIVISION ORDINANCE MUST BE RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

CITY CLERK ______

CERTIFICATE OF ZONING APPROVAL

THIS PLAT MEETS ALL THE REQUIREMENTS OF THE CITY OF MOUNT HOLLY, NORTH CAROLINA ZONING ORDINANCE, SIGNED THE ____ DAY OF ______ 2018.

PLANNING AND DEVELOPMENT DIRECTOR ______

CERTIFICATE OF SURVEY AND ACCURACY

I, SCOTT L. HUNTER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4920, PAGE 1729); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:50,125.

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND FURTHER, MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-A, "THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND."

INFORMATION USED FOR THE GRID TIE

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07'
TYPE OF GPS FIELD PROCEDURE: NCVRS
DATE OF SURVEY: 8/1/2017
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED-CONTROL USE: NCGS MONUMENT "CATAWBA"
GEOID MODEL: GEOID12B
COMBINED GRID FACTOR(S): 0.99984567
UNITS: US FT

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 5TH DAY OF SEPTEMBER, 2018.

SCOTT L. HUNTER, NCPLS ______ L-3897

NORTH CAROLINA PROFESSIONAL SEAL L-3897 SURVEYOR
ESP ASSOCIATES, INC.
PRELIMINARY PLAT NOT FOR RECORDATION, SALES, OR CONVEYANCE

THE PURPOSE OF THIS PLAT IS TO CREATE 96 NEW SINGLE FAMILY RESIDENTIAL BUILDING LOTS, NEW PUBLIC RIGHT OF WAYS, ESTABLISH EASEMENTS AND BUFFERS

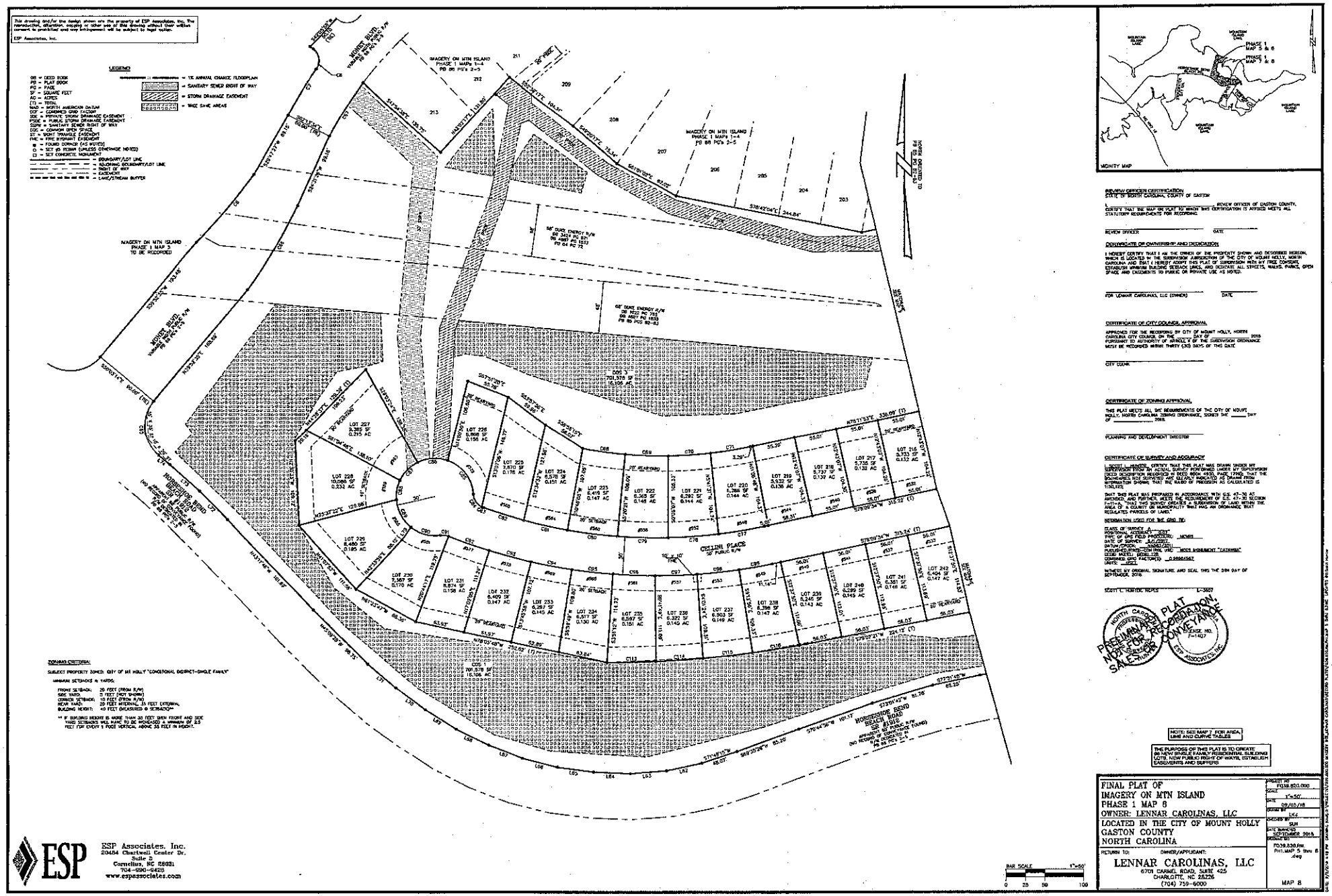
FINAL PLAT OF
IMAGERY ON MTN ISLAND
PHASE 1 MAP 7
OWNER: LENNAR CAROLINAS, LLC
LOCATED IN THE CITY OF MOUNT HOLLY
GASTON COUNTY
NORTH CAROLINA

RETURN TO: OWNER/APPLICANT:

LENNAR CAROLINAS, LLC
6701 CARMEL ROAD, SUITE 425
CHARLOTTE, NC 28226
(704) 759-6000

PROJECT NO	F039.820.000
SCALE	1"=50'
DATE	09/05/18
DRAWN BY	LKJ
CHECKED BY	SLH
DATE SURVEYED	SEPTEMBER 2018
DRAWING NO	F039.820.R14. PHI.MAP 5 THRU 8 .DWG
	MAP 7

ESP
ESP Associates, Inc.
20484 Chartwell Center Dr.
Suite D
Cornelius, NC 28031
704-990-9428
www.espassociates.com


IMAGERY ON MTN ISLAND PHASE 1 MAP 2 TO BE RECORDED
IMAGERY ON MTN ISLAND PHASE 1 MAPS 1-4 PB 86 PG'S 2-3
IMAGERY ON MTN ISLAND PHASE 1 MAPS 1-4 PB 86 PG'S 2-5
MONIER BLVD
HORSESHOE BEND
CROWN PLACE
LOT 227 9,385 SF 0.215 AC
LOT 228 10,088 SF 0.232 AC
LOT 229 7,610 SF 0.175 AC
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City of Mount Holly
Mount Holly City Council Meeting
Monday, September 10, 2018
Council Chambers
7:00 pm

Call to Order
Mayor Bryan Hough called the meeting to order at 7:00 pm. The following were present:

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro Tem Perry Toomey	Miles Braswell, Assistant City Manager
Councilwoman Carolyn Breyare	Ryan Baker, Fire Chief
Councilman Charles McCorkle	Tony Walker, Assistant Streets and Solid Waste Director
Councilman Jeff Meadows	Dave Johnson, Utilities Director/City Engineer
Councilman David Moore	Don Roper, Chief of Police
Councilwoman Lauren Shoemaker	Greg Beal, Planning Director
Kemp Michael, City Attorney	Africa Otis, Finance Director

Invocation
Angela Pleasants, Catawba Valley District Superintendent and Chief Missional Strategist for the Western North Carolina Conference of the United Methodist Church gave the invocation.

Pledge of Allegiance
Boy Scout Troop 59 of the First United Methodist Church in Mount Holly led attendees in the Pledge of Allegiance.

SET THE AGENDA
Mayor Hough introduced Teri Ellerbee from the Planning Commission. Ms. Ellerbee was appointed to the Planning Commission at the last City Council Meeting. Mayor Hough added Presentation #1 Update on Veteran's Healing Garden. Mr. Michael added that the Resolution of Intent needs to include the October 22nd Public Hearing date. With no additional changes to the agenda, Councilwoman Breyare made a motion to approve the consent agenda as amended. Councilman Moore seconded the motion. All council members voted in favor. (Motion carried)

CONSENT AGENDA
1. Call for a Public Hearing for a Text Amendment to the Downtown Development Manual for Painting of Commercial Buildings
2. Approval of a Resolution Declaring Surplus Property
3. Approval of Budget Amendments
    - Business Incentive Grant the Studios at 107 West Central Avenue
    - Fire Department Wellness Grant Revenue
4. Approval of a Bid Waiver for a Recycling/Refuse Collection Truck
5. Approval of a Plat or Water's Edge Subdivision
6. Approval of Division of Water Infrastructure Program Application
7. Approval of a Resolution of Intent to Close a Portion of Fite Road and hold the Public Hearing on October 22, 2018 at 6:30 PM in the Council Chambers
8. Approval of the minutes of the August 13, 2018 Council Meeting
9. Approval of the minutes of the August 27, 2018 Work Session Meeting

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

PRESENTATIONS

1. Update on Veteran's Healing Garden

   Adam Lee and Mary Smith came before the Council to thank everyone for voting on the Healing Garden Grant competition. Mr. Lee advised that the winners have not been announced but Mount Holly was in the top 10 voter the entire time the voting was open. The winners will be announced next week.
2. Swearing in of Police Officers Delton Williams and Robbie Burchfield

   Mayor Hough administered the Oath of Office to Officers Delton Williams and Robbie Burchfield. The Officers wives were present to perform the pinning ceremony.
3. Recognition of Parker Stafford for a Donation of K-9 Bulletproof Vests

   Chief Roper recognized Parker Stafford for raising money to provide K-9 bulletproof vests for the City's K-9's.
4. Special Recognition

   Mr. Jackson surprised Chief Roper with Special Recognition of him and his Department for their fast actions and thinking during Chief Roper's recent medical emergency. The video was played that was recently recorded by the local news station WBTV. Mr. Jackson also recognized the Fire Department for their fast response and Reverend Pleasants for the prayers. Chief Roper expressed his appreciation and thanked everyone for all their thoughts and prayers.

PUBLIC HEARING

1. Public Hearing to Amend Article 9, *Signs* of the Zoning Ordinance

Mr. Wilson advised that the Planning Commission recommended at their meeting last week that the City Council continue the public hearing at the October 8, 2018 meeting in order to give Staff more time to gather additional information.

Councilman Moore made a motion to open the public hearing to Amend Article 9, *Signs* of the Zoning Ordinance. Councilman McCorkle seconded the motion. All Council Members voted in favor. (Motion carried) With no one signed up to speak, Councilman Meadows made a motion to continue the public hearing until the October 8, 2018 City Council Meeting. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

2. Public Hearing to Amend Articles 6 and 7, Multi-Family Dwellings of the Zoning Ordinance

Mr. Beal advised that the Planning Commission voted unanimously to approve the text amendment that strikes the conditional zoning requirement for multifamily dwellings.

At this time Mayor Pro Tem Toomey made a motion to open the public hearing to Amend Articles 6 and 7, Multi-Family Dwellings of the Zoning Ordinance. Councilman Moore seconded the motion. All Council Members voted in favor. (Motion carried) With no one signed up to speak, Coiuncilwoman Breyare made a motion to close the public hearing. Mayor Pro Tem Toomey seconded the motion. All Council Members voted in favor. (Motion carried)

Councilman Moore made a motion to approve the proposed amendment to Articles 6 and 7, Multi-Family Dwellings of the Zoning Ordinance. (Resolution #09102018B) Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

PUBLIC COMMENT – Three (3) Minute Limit

Josephine Floyd-104 South Willow Court-Ms. Floyd came before the City Council to comment on the importance of Planned Parenthood. She gave details of her first pregnancy and how going to Planned Parenting helped her through her situation.

Linda Mooney a volunteer of Life Chain of Gaston County, came before Council to invite the members to the annual prayer event. Life Chain is a witness event that will be help on October 7th at 2:00PM. It is a one hour event and will be on Main Street Mount Holly. More information can be found at lifechain.org.

OLD BUSINESS

1. Consideration and Approval of a Resolution Accepting the Offer of the Highest Bidder on the Property located at 309 North Main Street

Ms. Anders presented a resolution accepting the offer of $452,000 for the property located at 309 North Main Street. She advised that there is a 50 day due diligence period. Mayor Pro Tem Toomey made a motion to approve the Resolution Accepting the Offer of the Highest Bidder on the Property located at 309 North Main Street. (Resolution #09102018C) Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried)

2. Consideration and Approval of an Agreement with St. Joseph's Seminary for the Extension of Water and Sewer

Councilman Moore made a motion to approve the Agreement with St. Joseph's Seminary for the Extension of Water and Sewer. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

NEW BUSINESS

1. Consideration and Approval for Selection of Right of Way Services Firm for the Belmont/Mount Holly Road Sidewalk Project

Mr. Braswell advised that a staff committee was formed to review the RFQ's received by the City for the proposed sidewalk project. The committee selected THC Inc as the most qualified firm. The next step is the contract phase and THC Inc. will work with Mr. Michael's office and then send to NCDOT for approval. The contract will include appraisals, title services, acquisitions and negotiations and will not exceed the amount of $128,121.50. Councilman Meadows commented that he would like staff to find ways to expedite this project. Councilwoman Breyare made a motion to approve the selection of THC Inc as the Right of Way Services Firm for the Belmont/Mount Holly Road Sidewalk Project. Councilman McCorkle seconded the motion. All Council Members voted in favor. (Motion carried)

2. Consideration and Approval of Rules of Procedure for Participation in Meetings Via Electronic Means

Mr. Jackson advised that on occasion a Council Member has to be absent from a meeting but still wants to participate. The SOG has outlined certain methods and Councils across the state has adopted policies. Mr. Jackson advised that the intent of the policy would allow participation by Council Members that are sick or have been called out of town. There was discussion in regard to the policy, voting options and alternative technological options. Council directed staff to incorporate additional options into the policy and bring it back for further review at a future meeting.

CLOSED SESSION

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

Councilman Moore made a motion to enter into Closed Session - pursuant to N.C.G.S 143-318.11 (a)(3 and 5). Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried) The time was 8:15 pm

Mayor Pro Tem Toomey made a motion to return to open session. Councilwoman Shoemaker seconded the motion. All Council Member voted in favor. (Motion carried) The time was 8:45 pm

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Moore made the motion to adjourn the September 10, 2018 Council Meeting. Councilwoman Shoemaker seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 8:48 p.m.

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL WORK SESSION
Location: Council Chambers

City of Mount Holly
Mount Holly City Council Work Session Meeting
Monday, September 24, 2018
Council Chambers
6:30 pm

Call to Order
Mayor Hough called the meeting to order at 6:30 pm.

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro Tem Perry Toomey	Miles Braswell, Assistant City Manager
Councilwoman Carolyn Breyare	David Johnson, City Engineer/ Director of Utilities
Councilman Charles McCorkle-absent	Ryan Baker, Fire Chief
Councilman Jeff Meadows	Mark Jusko, Recreation Supervisor
Councilman David Moore	Tony Walker, Asst Street and Solid Waste Director
Councilwoman Lauren Shoemaker	Don Roper, Police Chief
Attorney Kemp Michael	Greg Beal, Planning Director
	Africa Otis, Finance Director

Invocation
Councilman Toomey led the Council, staff and attendees in prayer.

SET THE AGENDA
With no changes, Councilman Moore made a motion to approve the agenda as presented. Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried)

CONSENT AGENDA
1. Call for a Public Hearing on a Text Amendment to Article 5.20 Design Standards in the South Gateway

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

AGENDA
1. Consideration and Approval of a Preferred Roadway Alignment in the South Gateway District.

Mr. DuPont advised that Staff was directed to come up with a preferred alignment that will connect Caldwell Drive and YMCA Drive. With the help of Kimley-Horn there are options to be presented. Two (2) options were presented and the pros and cons of each which included the transmission lines, pipelines and NCDOT right of ways. There were questions

in regard to a timeline for this project and funding options. Mr. Jackson advised that the first step is for Council to chose an alignment. After the alignment is chosen Staff can proceed forward with the due diligence. Councilwoman Shoemaker made a motion to move forward with option 1 of the alignment options. (green) Councilman Moore seconded the motion. All Council Members voted in favor. (Motion carried)

2. Consideration and Approval of a Consultant for 2030 Comprehensive Land Use Plan, Recreation Master Plan Update and Downtown Park Feasibility Study

Mr. Wilson advised that 3 proposals were submitted and after staff review Kimley Horn was chosen as staff's recommendation of a Consultant for 2030 Comprehensive Land Use Plan, Recreation Master Plan Update and Downtown Park Feasibility Study. Councilman Meadows made a motion to proceed forward with Kimley Horn and start negotiating a contract for the 2030 Comprehensive Land Use Plan, Recreation Master Plan Update and Downtown Park Feasibility Study. Councilman McCorkle seconded the motion. All Council Members voted in favor. (Motion carried)

3. Consideration and Approval of a modification to the Business Incentive Grant Process

Mr. Beal advised that more and more the Business Incentive Grant applications are being submitted after the fact with the anticipation of approval. Wording needs to be added to the guidelines that would require a pre-submittal meeting by the applicant. Councilman Moore made a motion to amend the guidelines to require a pre-submittal meeting. Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried)

4. Consideration and Approval of RFQ Process for the Streets and Solid Waste Property

Mr. Braswell advised that Staff tried the RFP process for the Streets and Solid Waste property and did not receive any proposals. Now staff is asking to move forward with the RFQ process. There was discussion in regard to what the RFQ would bring in and the possibility of putting certain restrictions on the property that would allow the City to have control over the use of the proposed property. It was the consensus of Council to direct Staff to look into a firm that could help determine what will be needed to market the property and also look deeper into the legal aspects of putting restrictions on the property. This item will come back to the October 8, 2018 meeting for further discussion.

5. Consideration and Approval of a Resolution Accepting the Offer of the Highest Bidder on the Property located at 214 Adrian Street

Ms. Anders came before Council to request approval for a Resolution Accepting the Offer of the Highest Bidder on the Property located at 214 Adrian Street. The high bid is $675,000 and there will not be an additional due diligence period. Mr. Michael advised that closing should take place in around 10 days. Councilman Meadows made a motion to accept the resolution. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

6. Adjourn

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Moore made the motion to adjourn the September 24, 2018 Work Session Meeting. Councilwoman Breyare seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 8:00 p.m.

PRESENTATIONS

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** October 5, 2018
From: Danny Jackson, City Manager	**Meeting Date:** October 8, 2018

Agenda Item to be considered: ***Presentations #1 – Presentation of the 2018 Community Impact Grant Awards***

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request : ***The Mount Holly Community Impact Fund Committee has reviewed applications for grants for 2018. Some applications have been approved by the committee. On Monday night Mr. Reeves McGlohon, Chairperson of the committee will present grant awards to the recipients.***

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: N/A

Result of City Council Decision:

Attachments:

City of Mount Holly
Action Agenda Item

To:	Mayor and City Council	**Date:**	October 3, 2018
From:	Miles Braswell, Asst. City Manager	**Meeting Date:**	October 8, 2018

Agenda Item to be considered:

Consideration and Approval of the Gaston County CLT Airport Connected Economic Positioning Strategy

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request:

In September 2017, the Greater Gaston Development Corporation (GGDC) commissioned MXD Development Strategists Ltd. to prepare the Gaston County CLT Airport Connected Economic Positioning Strategy. Through a collaborative public-private approach, the Strategy is designed to fully leverage the County's close proximity and access to CLT Airport and its Intermodal Center.

The Steering Committee, comprised of GGDC senior representatives, local government stakeholders and CLT Airport, unanimously approved the final plan and Strategy on September 26, 2018.

During the October 8, 2018 City Council meeting, the GGDC will present a brief synopsis of the final report.

For the City of Mount Holly Council consideration, a resolution would be in order to accept the Final Plan and Strategy, as they fulfill the following objectives (taken from the Executive Summary):

- Position Gaston County and its municipalities as the best option outside of Charlotte for CLT Airport and Intermodal Center related development;
- Inform planning, economic development, and marketing-branding strategies;
- Identify development opportunities and catalyst projects within Gaston County's municipalities to expand recruitment potential;
- Support economic rationale for improving existing mobility corridors, creating new mobility and economic corridors, and unlocking developable land;
- Put Gaston County on the CLT Airport map for economic development initiatives and company recruitment; and
- Provide a platform and framework for implementation.

The full report, strategy summary and executive summary are available for download on the GGDC webpage.

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: *Consideration and Approval of the Gaston County CLT Airport Connected Economic Positioning Strategy as presented by the Greater Gaston Development Corporation.*

Result of City Council Decision: _____

Attachments: None

PUBLIC HEARINGS

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** October 3, 2018
From: Jonathan Wilson	**Meeting Date:** October 8, 2018

Agenda Item to be considered:

Continue Public hearing to consider a text amendment to Article 9 Signs of the Zoning Ordinance.

Will this require a public hearing? ☒ **YES** ☐ **NO**

Background/Purpose of Request :

As a result of recent legal opinions based on the Reed v. Gilbert case Staff is recommending an amendment to Article 9, Signs, Section 9.3 Exempt Signs, E. The current language allows "One temporary sign of four (4) square feet or smaller may be located on any property within Mount Holly at any point in time. Multiple temporary signs of four (4) square feet or smaller may be located on any property within Mount Holly on or after April 15th and removed by the last day of May or placed on or after October 1st and removed by November 15th."

Legal opinions state that this language may be unfair or show preference and therefore, Staff recommends amending the section to state the following:

"Four (4) temporary signs of four (4) square feet or smaller may be located on any property within Mount Holly at any point in time." Staff believes that by making this amendment there will be fair treatment for signage on every property throughout the year.

During the public hearing at the September 4, 2018 Planning Commission meeting the Planning Commission voted to continue the public hearing to allow Staff additional time to gather more information on Cities and Towns Sign Ordinance. This decision was followed by the same motion at the September 10th City Council meeting. After further review Staff found that the City of Belmont, Town of Cramerton and Town of Huntersville have very similar Sign Ordinances to the current City of Mount Holly Sign Ordinance. Meaning that these ordinances have different standards for different types of Temporary Signage. The only difference noted between Mount Holly's current ordinance and those of the other Cities and Towns is that they do not appear to have a quantity limit on temporary signage but do have time limits. Mount Holly's current ordinance does limit the number of temporary signs one could have on their property as well as limits the timeframe temporary signage could be on ones property.

The City of Gastonia has placed Temporary Signage into three different categories. The three categories and have different regulations dependent upon the type of temporary sign. However, Gastonia does state that for temporary signs such as election signs, real estate signs, etc. that a property owner is allowed a total of 24 square feet of signage on their property however no single sign shall be larger than 6 square feet. This type of ordinance could be viewed in a similar manner as the proposed language for Mount Holly. The major difference being that all of the temporary signs allowed under the proposed ordinance must be no larger than 4 square feet.

The proposed text amendment would allow a property owner to have up to four (4) temporary signs on their property at any point in time throughout the year with a maximum size of four (4) square feet. Staff believes that this proposed language would offer the most flexibility to property owners as well as meet N.C.G.S. and N.C. case law/rulings. Additionally, it is important to note that this is not a current issue for staff to regulate. The only violators of the current ordinance are those that locate temporary signage in the road right-of-ways which would still be illegal and would be an issue regardless of an ordinance change.

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

Manager/Staff Recommendation:

The Planning Commission made a recommendation to City Council to not take any action regarding the proposed text amendment and to leave the ordinance as it currently reads. Staff recommends City Council to "Approve" the text amendment to Article 9 Signs of the Zoning Ordinance as presented to be more property owner friendly and to ensure that the City of Mount Holly is treating all signs equitably.

Result of City Council Decision:

___

Attachments:

1. **Article 9 Signs, Section 9.3 Exempt Signs.**

Article IX Signs

Section 9.1 Purpose & Intent

This article provides content-neutral sign standards that allow legitimate signage for agricultural, residential, professional office, business, and industrial activities while promoting signs that:

A. Reduce intrusions and protect property values;

B. Minimize undue distractions to the motoring public;

C. Protect the tourist industry by promoting a pleasing community image; and,

D. Enhance and strengthen economic stability.

Section 9.2 Scope

These provisions apply to the display, construction, erection, alteration, location, and maintenance of all new and existing signs within Mount Holly.

Section 9.3 Exempt Signs

The following signs are exempt from the provisions of this Article and are, therefore, exempt from the requirement to obtain a sign permit:

A. Signs not visible beyond the boundaries of the property upon which they are located.

B. Government signs that are placed by government officers in the performance of their professional/elected duties.

C. Temporary or permanent signs erected by public utility companies or construction companies in the performance of their professional duties.

D. Vehicle signage when painted directly on a vehicle or attached magnetically.

E. ~~One~~ Four temporary signs of four (4) square feet or smaller may be located on any property within Mount Holly at any point in time. ~~Multiple temporary signs of four (4) square feet or smaller may be located on any property within Mount Holly on or after April 15th and removed by the last day of May or placed on or after October 1st and removed by November 15th.~~

City of Mount Holly
Action Agenda Item

To: City Council	**Date:** 10-3-18
From: Brian DuPont	**Meeting Date:** 10-8-18

Agenda Item to be considered: Public hearing for a text amendment to the Downtown Development Manual for Painting of Commercial Buildings.

Will this require a public hearing? ☒ **YES** ☐ **NO**

Background/Purpose of Request : Staff is proactively beginning this process to update the Downtown Development Manual to insert specific steps for painting and maintaining existing painted buildings in the Downtown Overlay District. This is part of a recommendation that is coming from the Strategic Vision Plan update.

Under Section 4.3, Restoration & Addition of Commercial Buildings, Section 8, Design Review and Section 10, Appendix, it is recommended to add language that requires property owners to follow established outlines for review and approval for painting or repainting commercial buildings in the Downtown Overlay District.

The goal of this requirement is to assure that the quality of work done is appropriate to sustain and promote the investment that the City and other property owners have already added to downtown over the years.

Staff contacted a local paint professional that has experience painting downtown buildings to provide the process for preparing brick and masonry walls for painting and repainting.

New Brick: New brick needs at least 30 days cure and dry out before any painting. Brick should be clean, if not it needs to be rinsed or pressure washed depending on amount of dirt on surface. After cleaning at least 2 but up to 7 day drying period. Raw brick requires a concrete and masonry primer to insure correct bonding. After priming period, then top coats or finish coats maybe applied.

Old Brick: Old brick needs to be pressure washed to remove dirt, mildew, chalky or other debris from the surface. After washing inspection of the brick for cracks, losing pointing between bricks, crumbling mortar or loose cement. Any of those issues should be fixed before painting. After any repairs as needed and brick is dry, then the brick is ready for a concrete and masonry primer before any top coats are applied.

Painted Brick: Prepping painted brick is the most important thing to do before a repaint. Pressure wash to remove any loose, flaking and or peeling paint. Then use a scrapper to handle what pressure washing doesn't remove effectively. Inspect for any damage and repair areas identified if needed. The prime with a concrete and masonry primer before applying any top coats.

Planning Commission voted 8 for recommending approval and 1 against.

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: Review and approval for an amendment to the Manual for Downtown Development for the technical procedures of painting or repainting commercial buildings in the Downtown Overlay District.

Result of City Council Decision:

_____

Attachments:

1. **Section 4.3 Restorations and Additions**
2. **Section 8 Design Review**
3. **Section 10 Appendix**

4.3.3 Special Conditions: PRESERVING TRADITIONAL FEATURES

Materials used in restorations and additions should be in-kind with the original structure and appropriate to the architectural vernacular of Mount Holly. See the **Architectural Guidelines, 5.2 Building Elements,** for more information on materials and configuration.

Use of approved technical procedures for cleaning, refinishing and repairing historic features is required. ~~strongly encouraged~~. ***Approved technical procedures can be found in the Appendix.***

If an original material was painted, it should be repainted to maintain the original appearance. It is inappropriate to paint elements (for example brick) that were not originally painted.

Restoration of brickwork should use the same size, texture, mortar color, and joint tooling.

Disabled access ramps should be designed to not detract from the original building façade, and be visually compatible from public vantages.

Elements added to a structure over time that are not part of the original design, and are inconsistent with patterns found in Mount Holly, should be removed and replaced with original materials and configuration.

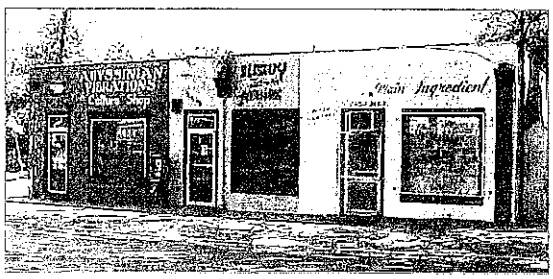
For all contributing structures, the preferred sequence of preservation actions for character–defining features is as follows:

a) If a feature is intact and in good condition, maintain it as such.

b) If the feature is deteriorated or damaged, repair it to its original condition.

c) If it is not feasible to repair the feature, then replace it with one that is the same or similar in character (i.e. materials, detail, finish) to the original one. Replace only that portion which is beyond repair.

d) If the feature is missing entirely, reconstruct it from appropriate evidence. Where replacement occurs, in-kind replacement with materials that match in dimension, material and profile should be used.



In the example at left, inconsistent materials and treatments have detracted from the building's original design. The restoration design on the right demonstrates the restoration of original character-defining details, and the addition of materials and treatments that are compatible with the original design.

8.2 SUBMISSION REQUIREMENTS

Conceptual Review Process

Prior to the preparation of working drawings and specifications, prospective property developers, owners or agents are encouraged to prepare preliminary drawings and outline specifications for review and informal discussion with the Community Development Department.

The purpose of this review will be to acquaint the developer, owner, or agent with the standards of appropriateness of design that are required for the proposed development.

The pre-application Conceptual Review shall not require formal application. All working drawings, plans, and specifications submitted at this meeting should be in duplicate, prepared in a form suitable for filing.

The Community Development Department Staff opinion will be non-binding and is offered to save the applicant time and expense in pursuing a design that might ultimately be disapproved, and to aid the applicant in preparing the application.

Application Review Process

Each application for a Zoning Permit shall be accompanied by a plan in duplicate, drawn to scale, one copy of which shall be returned to the Owner upon approval. The plan shall show the following:

- ***The shape and dimensions of the lot on which the proposed building or use is to be erected or conducted;***
- ***The location of the said lot with respect to adjacent rights-of-way;***
- ***The shape, dimensions, and location of all buildings, existing and proposed, on the said lot;***
- ***The nature of the proposed use of the building or land, including the extent and location of the use, on the said lot;***
- ***The location and dimensions of off-street parking and the means of ingress and egress to such space; and***
- ***The methods and means for painting or repainting of commercial buildings including colors proposed.***
- ***Any other information which the Zoning Enforcement Officer may deem necessary for consideration in enforcing the provisions of this Ordinance.***

In addition to required submittal materials listed above, the following contains a more detailed list of required drawings that may be applicable for the type of project being reviewed:

- Fully dimensioned floor plans for each floor.
- Computation of total heated area.
- Computation of percentage of total land area to total impervious structures and surfaces.
- Elevation drawings for all sides of the structure. Indicate vertical heights, window types, percentages of glazing as applicable, roof pitches, and building materials.
- Typical construction details, wall sections, storefront details, porch and railing details, foundation details, fence and wall details, service yard details, and sign details.
- Scaled site plan showing property lines, setbacks and build-to lines as applicable. Show footprint and placement of proposed improvements, ingress and egress, parking and all horizontal construction. Show footprint of adjacent structures within 25' of property line. Provide drainage information on site plan.

10.0
APPENDICES

The following section describes technical procedures for preparing commercial buildings in downtown for painting or maintenance of painting brick and masonry.

The standards, adopted in the City of Mount Holly Zoning Ordinance, are indicated throughout this manual in ***italics*** and are mandatory.

10.1 PAINTING

The following procedures are required to be submitted as part of the means and methods that an applicant shall include in order to be issued a Zoning Permit for any work. The submittal to the City Planning Department is required in Section 8, Design Review prior to beginning any painting or repainting of commercial buildings in the Downtown Overlay District. ***As part of the submittal, the applicant shall identify the colors to be used.***

New Brick: New brick needs at least 30 days cure and dry out before any painting. Brick should be clean, if not it needs to be rinsed or pressure washed depending on amount of dirt on surface. After cleaning allow at least 2 but up to 7 day drying period. Raw brick requires a concrete and masonry primer to insure correct bonding. After priming period, then top coats or finish coats maybe applied.

Old Brick: Old brick needs to be pressure washed to remove dirt, mildew, chalky or other debris from the surface. After washing, inspect the brick for cracks, losing pointing between bricks, crumbling mortar or loose cement. Any of those issues should be fixed before painting. After any repairs as needed and brick is dry, then the brick is ready for a concrete and masonry primer before any top coats are applied.

Painted Brick: Prepping painted brick is the most important thing to do before a repaint. Pressure wash to remove any loose, flaking and or peeling paint. Then use a scrapper to handle what pressure washing doesn't remove effectively. Inspect for any damage and repair areas identified if needed. Then prime with a concrete and masonry primer before applying any top coats.

City of Mount Holly
Action Agenda Item

To: City Council Greg Beal, Economic Development **From:** Coordinator, Planning Director	**Date:** October 4, 2018 **Meeting Date:** October 8, 2018

Agenda Item to be considered: **Public hearing to consider amending Article 5.20 South Gateway Overlay District, C. Design Regulations, Subsection 3. Building Materials, concerning the use of EIFS building materials.**

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: **In 2006, the City established the South Gateway Overlay District. In 2008, this was the first district, outside of downtown, which had architectural requirements placed on it. We have gone nearly 10 years without any development in the area. With the attention that has be given to this area recently, staff has been meeting with developers that would like more flexibility in utilizing EIFS stucco (Exterior Insulation Finish Systems) , as prior to April 2018, the Ordinance only allows for its use as accent or trim but does not define what percentage constitutes accent or trim (i.e. 49% or 10%). Conversely, the Ordinance allows for an all stucco building and for the developer to match existing building materials in the area, which include EIFS Stucco on the Holiday Inn Express.**

Fast forward to April 2018..., Council unanimously approved changes to this Ordinance to allow for EIFS-type stucco in the South Gateway, which would enable the construction of a brick, stone and EIFS Stucco constructed, 4-story 95-room hotel. We were engaged with architects and with our Vision Plan consultants to carry that amendment forward.

During the review of the hotel, the developer claims there was a miscommunication on what was approved and what was requested. The new Ordinance requires all brick or stone on the first floor, which is proposed to not change and has been agreed upon by the City and developer. EIFS stucco can be utilized on the upper floors up to 70%. The remaining 30% of the upper floors, per the April text amendment, had to be clad in heavier materials, such as brick or stone. The developer states that he cannot meet the standard, and is asking for the 30% to be EIFS faux brick or EIFS faux stone, which staff supports.

It is important to note that when researching this matter, staff has found the following:

Town of Huntersville: No restriction on EIFS Stucco, allows façade materials, including painted concrete block (side and rear), cast concrete, vinyl and masonry siding, which is prohibited in Mount Holly's South Gateway Overlay District.

Town of Cornelius: No restriction on EIFS Stucco; allows façade materials, including cast concrete, masonry siding, which is prohibited in Mount Holly's South Gateway Overlay District.

Town of Davidson: Restricts EIFS Stucco to no more than 25% on any façade; allows façade materials to be brick, masonry, or stone; integrally tinted, textured masonry block ; stucco, wood or cementitious siding; glass

Town of Belmont: EIFS Stucco and Regular or decorative concrete block and may be used on building walls not visible from a public street or as an accent material only; Commercial building walls shall be brick, cast concrete, stone, marble, or other materials similar in appearance and durability. All accessory buildings shall be clad in materials similar in appearance to the principal structure

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

Manager/Staff Recommendation: **The Planning Commission made a unanimous recommendation to approve the text amendment and offer a clarifying point on EIFS stucco as measured from finished grade. You will find the proposed changes on Page 2 of the attached document; the changes are in *BOLD Italics.***

Result of City Council Decision:

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Attachments: Section 5.20 Building Materials

Section 5.20 South Gateway Overlay District

C. Design Regulations South Gateway Corridor:

Architectural Requirements:

1. General Principals:
   a. Design regulations are not intended to promote the repetition of the existing built form of Mount Holly, but to allow imaginative design that is respectful of its unique location.
   b. Roof forms are to be pitch or flat.
   c. Architectural elements like openings, sills, bulkheads, columns, and other architectural features shall be used to establish human scale at the street level.
   d. Where any approved, new commercial construction is taking place along an adopted portion of greenway, per the 2007 Catawba River Corridor Plan, regardless of the zoning of the property or the zoning overlay district, in which the property lies, the developer/property owner must build that portion of the greenway on his or her property to City standards, which are found in the Land Development Guidelines and Standard Detail Manual.
   e. Required Design Submittals: Building elevations of all visible sides and samples of exterior materials and colors shall be submitted to the Planning Department for approval.

2. Configurations:
   a. All visibly exposed facades should have: A recognizable base course consisting of, but not limited to:
      i. Thicker walls, ledges or sills
      ii. Integrally textured materials, such as stone or other masonry materials.
      iii. Integrally colored and patterned materials such as smooth finished stone or tile.
      iv. Lighter or darker materials, mullions, or patterns and planters.
      v. Cornice treatments, other than just colored stripes or bands, with integrally textured materials.
      vi. A roof overhang with brackets.
      vii. Stepped parapets.
      viii. A cornice capping the top of a building wall.
   b. No frontage wall shall remain unpierced by a window or functional general access doorway for more than thirty-two (32) feet.
   c. Window and door openings should be proportioned so that verticals dominate horizontals. Upper story windows shall

be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.

d. All sides of the building shall use materials consistent with those on the front if visible from a public street or way.

e. Two or more wall materials may be combined horizontally on one façade. The heavier material should be below.

f. Flat roofs shall incorporate parapet walls at minimum of three (3) feet to conceal the flat portions of the roof that are visible on the front and side elevations from any public street. The parapet must also conceal any HVAC or other utility equipment that may be located on the roof of a building.

3. Building Materials

a. Building finishes shall be in the form of brick, cast concrete, stone, marble, or other materials similar in quality, appearance and durability, as determined during the Commercial Plan Review process by the Planning Director or his designee.

b. Decorative concrete block and EIFS-type stucco may be used as trim or for accent materials**, defined as no more than 25% of a façade that is visible from a public street. EIFS-type stucco may not be utilized below eight (8) feet from the base of the building.**

c. In the event that EIFS-type stucco is sought to be utilized as a non-accent building material, the following conditions must be met:

- **For multistory buildings, the first floor shall be clad in a heavier material such as brick or stone on all sides**
- **For single story buildings, *EIFS-type stucco may not be utilized from the base of the building at finished grade, up to 8 feet.***
- **70% of the remainder of the building may utilize EIFS-type stucco ~~in the event that columns and ends of buildings are clad in heavier materials, such as brick or stone~~. *If this option is utilized, the remaining 30% of the building may utilize EIFS-type stucco; however, this type of EIFS stucco must be faux brick or faux stone.***
- ***Barring the requirements for the 30%, as outlined above,* EIFS-type stucco shall be of float finish.**

d. All accessory buildings shall be clad in materials similar in appearance to the principal structure.

e. Sloped roofs or structural canopies shall be covered with asphalt shingles, diamond tab asphalt shingles, clay tile, slate, concrete tile, standing seam metal, corrugated metal, ribbed metal material, wood shakes or shingles.
f. The color of roof stacks, flashing, vents, power exhaust fans, and metal chimney caps shall blend with roof colors.
g. A building canopy, awning, or similar weather protection may be provided and should project 3-5 feet from the façade.
h. Building materials and colors shall be similar to the materials already being used in the neighborhood, or if dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that enough similarity exists for the building to relate to the rest of the neighborhood.
i. Façade and roof colors shall be of low reflectance earth tone, muted, subtle or neutral colors. Building trim may feature brighter colors as an accent material only, the use of fluorescent, day-glow or neon colors shall be prohibited.
j. Exterior Metal or aluminum siding on buildings shall be prohibited as a primary material.
k. Front and side yard fences and walls shall be brick, stucco, wrought iron, stone, or materials similar in appearance and durability. Maximum fence height shall be five (5) feet. Rear yard fences and walls shall be made of brick, stucco, wrought iron, stone, wood, or similar materials. Maximum fence height shall be eight (8) feet.
l. Brick façade for existing buildings shall not be painted or covered by any material.

OLD BUSINESS

City of Mount Holly
Action Agenda Item

To:	City Council Greg Beal, Economic Development	**Date:**	October 4, 2018
From:	Coordinator, Planning Director	**Meeting Date:**	October 8, 2018

Agenda Item to be considered: **Discussion of Property/Zoning as it relates to the Street and Solid Waste Property**

Will this require a public hearing? ☐ **YES** ☒ **NO**

Background/Purpose of Request: **As the City explores options for development of the 1.74 acre Street and Solid Waste property, aka the Old Water Works Building, it is evident that the current zoning of H-1 Heavy Industrial is not suited for a variety of the desired uses that the Mayor and Council sought to target during the recent Requests for Proposals process.**

In 2009, City Council adopted significant zoning changes surrounding this property in establishing the Downtown Gateway Overlay District, which changed the zoning along NC 27 from B-3 General Business to B-1 Central Business District (Downtown). Also, the surrounding residential properties were rezoned from R-8 Single Family, which allowed mobile homes, to the new RD-Residential Downtown District, which does not. All of these rezoning changes were recommended in the 2005 Downtown Development Manual, a guiding document for the development and extension of the central business district. Please note that the Street Department building was left out of the Manual's recommendation because the architects felt that this building was disconnected from the corridor. It is probably a good thing because the manual has pretty stringent requirements on storefronts, if applicable, and other architectural features, which would seem out of place at this location.

Current Zoning & Permitted Uses

As mentioned above, the current zoning is H-1 Heavy Industrial, which per Ordinance states that this district may require isolation from other uses due to the industrial and manufacturing component. Out of the desired uses, a brewery and distillery would be the only permitted uses allowed on this property under current zoning. There are also provisions in the Zoning Ordinance to allow for internal service facilities that are clearly incidental to the primary use, such as allowing a taproom for a brewery or distillery operation. One can name about any manufacturing use, ranging from livestock to glue production, and it would be permitted at this location under the H-1 Heavy Industrial zoning.

Proposed Zoning

While there are several ways that one can go about rezoning the property, whether it is B-1 Central Business District, B-2 Neighborhood Business, or B-3 General Business, each has disadvantages and may not allow for all the desired uses that the Mayor and Council seeks for this property. Furthermore, if the City would sell the property, without deed restrictions, B-3 General Business, for example, would give

the owner the right to establish uses such as a truck stop, a lumber yard, a junk yard, a RV park or campground, contractor's office with open storage, etc.

Conditional District and Its Advantages

Conditional District zoning was established in 2007 through Section 14.5 of the Zoning Ordinance. It is a voluntary procedure, which must be initiated by the property owner(s). The City owns this property and in fact, can initiate a rezoning to Conditional District. The Zoning Ordinance requires that in lieu of a more-detailed, site specific plan, a general development plan can be submitted. It must however detail ingress/egress and the areas to be developed for buildings and parking. This has been referred to as a bubble plan, and it has been used in rezonings in the past. The City would have to host a Public Involvement Meeting on this proposed rezoning, notifying property owners by first class mail within 250 feet of the property, no less than 10 days before the meeting. While this process may seem a little more involved than a general rezoning (it is), the City would be able to list the permitted uses allowed on the site, reaching across zoning districts. A Conditional District is, in itself, its own unique zoning district. One could argue that this zoning would be far less intrusive and impactful to neighboring properties than the current H-1 Heavy Industrial zoning. I have attached Section 14.5 of the Ordinance for your reference.

To get a sense of the uses that the Mayor and Council may desire for the property, I have also attached the full Table of Permitted Uses for your review. If the use has an X in that District, it is allowed. An "S" means that use is a Special Use to be reviewed by the Board of Adjustment.

If Council should decide to go the Conditional District Zoning route, some of the proposed uses for the Street Department property may include:

1) RESTAURANT
2) Coffee Shop
3) Bed and Breakfast
4) Hotel
5) BOTTLE SHOP
6) MICROBREWERY
7) BREWERY
8) DISTILLERY
9) Bicycle sales and repairs (Bike Shop)
10) Outfitter
11) Sporting Goods Stores

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: **Timing will be the key in laying out the schedule for the next steps. I would suggest that Council consider choosing the route of rezoning at this meeting, whether it be conditional district or a general rezoning. Secondly, if Conditional District Zoning is the chosen route, the list of permitted uses and any restrictions on the property should be considered at the October work session, as well as finalizing the bubble plan to present at the Public Involvement Meeting (P.I.M). Staff would be hard pressed to hold the P.I.M. and incorporate feedback before November public hearings, and therefore, suggests that the public hearings on the rezoning be held in December or January.**

Result of City Council Decision:

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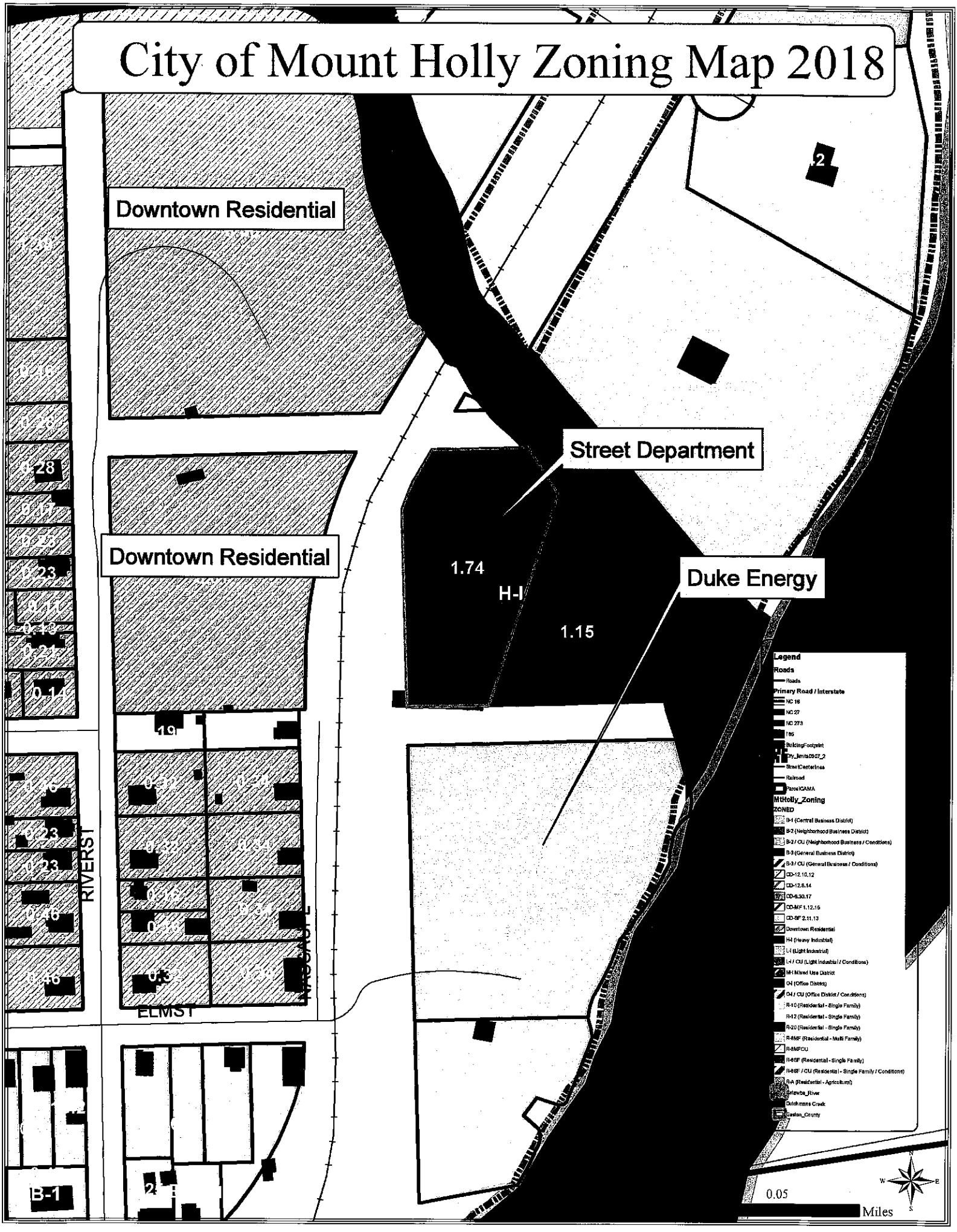
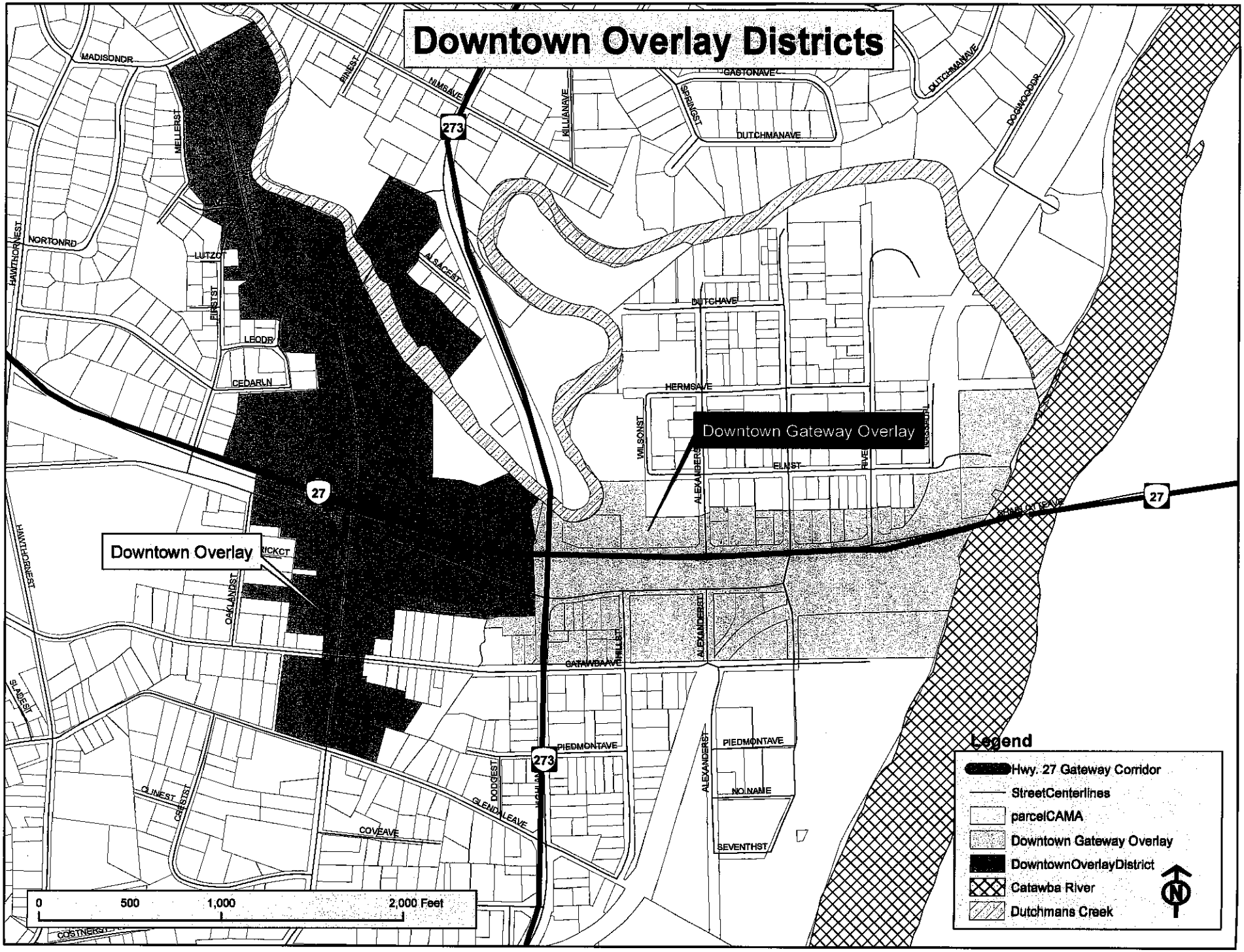
Attachments: ***Zoning Map***
Downtown Overlay District Map
Section 14.5 Conditional District Zoning Process
Article 6 Table of Permitted and Special Uses


City of Mount Holly Zoning Map 2018
Downtown Residential
Downtown Residential
Street Department
Duke Energy
1.74
H-I
1.15
RIVERST
ELMST
B-1
Legend
Roads
Roads
Primary Road / Interstate
NC 16
NC 27
NC 273
I85
BuildingFootprint
City_limits0907_2
StreetCenterlines
Railroad
ParcelCAMA
MtHolly_Zoning
ZONED
B-1 (Central Business District)
B-2 (Neighborhood Business District)
B-2 / CU (Neighborhood Business / Conditions)
B-3 (General Business District)
B-3 / CU (General Business / Conditions)
CD-12.10.12
CD-12.6.14
CD-6.30.17
CD-MF 1.12.15
CD-SF 2.11.13
Downtown Residential
H-I (Heavy Industrial)
I-1 (Light Industrial)
I-1 / CU (Light Industrial / Conditions)
MH Mixed Use District
O-I (Office District)
O-I / CU (Office District / Conditions)
R-10 (Residential - Single Family)
R-12 (Residential - Single Family)
R-20 (Residential - Single Family)
R-8MF (Residential - Multi Family)
R-8MFCU
R-8SF (Residential - Single Family)
R-8SF / CU (Residential - Single Family / Conditions)
R-A (Residential - Agricultural)
Catawba_River
Dutchmans Creek
Gaston_County
0.05
Miles


Downtown Overlay Districts
Downtown Gateway Overlay
Downtown Overlay
MADISONDR
NORTONRD
HAWTHORNEST
MELLERST
LUTZCT
FIRSTST
LEODR
CEDARLN
PINEST
NIMSAVE
KILLIANAVE
GASTONAVE
SPRINGST
DUTCHMANAVE
DOGWOODDR
ALSACEST
DUTCHAVE
HERMSAVE
WILSONST
ELMST
ALEXANDERST
CHARLOTTEAVE
OAKLANDST
CATAWBAAVE
PIEDMONTAVE
NO NAME
SEVENTHST
DODGEST
GLENDALEAVE
COVEAVE
CLINEST
CRESTST
SLADEST
273
27
0
500
1,000
2,000 Feet
Legend
Hwy. 27 Gateway Corridor
StreetCenterlines
parcelCAMA
Downtown Gateway Overlay
DowntownOverlayDistrict
Catawba River
Dutchmans Creek
N

deemed necessary to permit the city to determine the sufficiency and accuracy of the petition.

SECTION 14.5 CONDITIONAL DISTRICTS (CD)

A. Application

1. Petitioning for a CD zoning district is a voluntary procedure and can be initiated only by the owner(s) of the property (ies) in question or by his/her authorized agent. Every application for the rezoning of property to a CD district shall be accompanied by a site plan, drawn to scale containing all of the information outlined in Section 14.5 (B) of this Ordinance. The Administrator shall schedule a meeting with the applicant, prior to any public involvement meeting (PIM) being advertised and/or held to review the rezoning application and site plan to make sure that it meets, at a minimum, all minimum requirements of this Ordinance.

2. Furthermore, no application shall be considered complete unless it is accompanied by a fee, in accordance with a fee schedule approved by the governing board for the submittal of an application for rezoning to a CD district. Said fee shall be waived for any application submitted by any official or agency acting on behalf of the City of Mount Holly or the State of North Carolina

3. The Administrator may require the petitioner to submit more than one copy of the rezoning application in order to have enough copies available to circulate to other government agencies for review and comment. When dealing with the conditional zoning district process, it may be desirable to request additional information in order to evaluate a proposed use and its relationship to the surrounding area. Therefore, the Planning Commission and/or City Council may request additional information [in addition to that required above], as they deem necessary.

B. Procedures

A pre-application meeting between the applicant and the Administrator shall be required in order to familiarize the applicant of the procedure for securing approval of a conditional use permit. The Administrator shall accept no conditional use permit application for review without such meeting having first occurred unless the Administrator determines that such meeting would not serve any meaningful purpose and waives the meeting requirement.

Procedures for application submittal are as follows:

A. A complete conditional use permit application that is signed by the

applicant and which is accompanied by a submittal fee (in accordance with a fee scheduled approved by City Council) shall be filed with the Administrator.

B. The application shall be accompanied by a drawing or plan, drawn to scale, that includes or is accompanied by the following:

1. Name, address and phone number of the property owner (or his agent) and the property identification number of the property. (Note: The property owner or his authorized agent are the only two parties who may initiate a request for a conditional use permit).

2. A boundary survey and vicinity map, showing the property's total acreage, general location in relation to adjoining streets, railroads and/or waterways, date and north arrow. The zoning classification of the property in question and contiguous properties shall also be shown. (In lieu of the boundary and survey maps, one or more up-to-date tax maps depicting the area in question may be submitted. Any required drawing or depiction of the proposed development or use shall not appear on the tax maps but rather shall appear on the drawing or plan.)

3. The name and addresses of all owners, tax parcel numbers and existing land use(s) of all contiguous properties.

4. Proposed use of all land and structures including the number of residential units proposed, if any, and total square footage of nonresidential development.

5. Location of all proposed structures, their approximate area and exterior dimensions, height, and proposed number of structures.

6. A description of all screening and landscaping required by the Zoning Ordinance and/or proposed by the applicant; the delineation of any wooded, landscaped or grassed areas existing prior to development and proposed to remain on the property once the development is completed.

7. All existing easements, reservations and rights-of-way.

8. Proposed phasing, if any, and approximate completion time for the project.

9. Delineation of areas within the regulatory floodplain as shown on the official Federal Emergency Management Agency (FEMA) flood hazard boundary maps for Gaston County.

10. Traffic, parking and circulation plans, showing the proposed location and arrangement of parking spaces and ingress and egress to adjacent streets.

11. A list, if any, of all additional development conditions or standards that differ from those that would normally apply to that use. Only conditions that exceed the Zoning and Subdivision Ordinance minimum standards can be considered and listed by the applicant.

12. The Administrator reserves the right to waive the depiction of some or all of the information contained in paragraphs (5) through (10) when, in his opinion, such information is not a requirement of this Ordinance for the particular conditional use being requested. Notwithstanding, if either the Planning Commission or City Council determines that additional information as set forth in paragraphs (5) and (10) of this subsection is needed to render a recommendation or decision on the application, they may require the applicant to submit such additional information.

13. In lieu of showing all of the information in paragraphs (5) through (11) of this subsection, the applicant may submit a general development plan which shows on the proposed site, by land use type, the areas to be developed for buildings and parking and shall show all points of ingress and egress onto thoroughfares and collector streets.

C. Public Involvement Meeting

1. Once the requisite number of complete applications has been submitted to the Administrator and the requisite fees have been paid, and prior to the public hearing on the rezoning request, a Public Involvement Meeting (PIM) shall be scheduled and held. Such meetings shall occur prior to any recommendation by the Planning Board and approval by the City Council. The PIM is designed to provide a framework for creating a shared vision with community involvement directed by the applicant in accordance with the following requirements:

   a. The applicant shall provide an agenda, schedule, location, and list of participants such as landscape architects, engineers, etc. to answer questions from citizens and service providers for the PIM in cooperation with the Administrator.

   b. It is recommended that the PIM last 2-4 hours, depending on the nature of the proposed development and its location. A

minimum of one (1) hour should be scheduled during normal business hours to allow service providers and other public agencies (such as public works officials, NCDOT, NCDENR, QNRC, etc) to participate as needed and to allow for citizens to drop in at a convenient time throughout the period. It is recommended (but not mandated) that this portion of the PIM take place at the proposed development site. In addition, a second one (1) hour (minimum) meeting should be scheduled at a conveniently located meeting site agreed upon by the applicant and the Administrator.

Notwithstanding the above, a PIM may last for different amounts of time, depending on the nature of the development, its location, and the number of parties involved and/or attending the meeting.

c. Notice of the PIM shall at a minimum, be given as follows:

i. A public notice shall be sent by the City of Mount Holly to a newspaper having general circulation in the City of Mount Holly not less than 10 days or more than twenty-five (25) days prior to the date of the PIM.

ii. A notice shall be sent by first class mail by the City of Mount Holly to the applicant and to the owners of all properties that lie in Gaston County within two hundred fifty (250) feet as measured from the exterior boundaries of the proposed development and which are located within an annexation agreement boundary that such City/Town has with any other municipality. The applicant shall furnish the City of Mount Holly with mailing labels that depict the names and addresses of the owners of all properties within said two hundred fifty (250) foot area. Such notice shall be sent not less than ten (10) days prior to the date of the PIM. The notification shall contain information regarding the PIM time and location(s) as well as a general description of the proposal.

iii. With respect to Subsection (c) above, the applicant shall reimburse the City of Mount Holly for all postage and advertising expenses incurred for such notifications.

iv. A PIM notification sign shall be posted by the City of Mount Holly in a conspicuous place at the property

not less than 10 days prior to the PIM. The sign shall indicate date, time, and location(s) of the PIM. In lieu of any or all of this information to be contained on this posted notice, the notice may give a phone number where interested parties may call during normal business hours to get further information on the PIM.

d. The Administrator will keep notes of comments received during the PIM. A summary of the comments made shall be included in any staff report prepared by the Administrator relative to the rezoning request.

2. Following the PIM, the applicant shall have the opportunity to make changes to the application to take into account information and comments received. One or more revised copies of the application shall be submitted to the Administrator for review. No additional fee shall be required to be paid for making such changes provided the Administrator receives the revised application within thirty (30) days following the PIM. If a revised application is not received during said thirty (30) day period, the Administrator shall review the original application submitted.

D. Administrator Approval

The Administrator shall have up to thirty (30) days following any revision of the application to make comments. If the Administrator forwards no comments to the applicant by the end of any such thirty-day period, the application shall be submitted to the Planning Board for their review without any further comment.

E. Plans and Other Information to Accompany Petition

1. Every application for the rezoning of property to a CD district shall be accompanied by a site plan, drawn to scale containing all of the information outlined in Section 14.5 (B) of this Ordinance.

2. Furthermore, no application shall be considered complete unless it is accompanied by a fee, in accordance with a fee schedule approved by the governing board for the submittal of an application for rezoning to a CD district. Said fee shall be waived for any application submitted by any official or agency acting on behalf of the City of Mount Holly or the State of North Carolina

F. Public Hearing Notification Requirements

1. Before any property is rezoned to a CD district, the Planning Commission and City Council must hold a public hearing after the

public information meeting has been concluded. Any complete application shall be submitted to the Administrator at least thirty (30) days prior to the first public hearing before the Planning Commission. This shall be sufficient time period for the staff to review the application and produce a staff report and to ensure that all applicable notification requirements can be met. The second public hearing shall take place before City Council after the Planning Commission has been given an opportunity to review and make a recommendation on the application. Notification of the public hearing shall be as follows:

a. A notice shall be published in a newspaper having general circulation in the City of Mount Holly once a week, for two successive weeks; the first notice to be published not less than ten (10) days or more than twenty-five (25) days prior to the date established for the first public hearing.

b. The Administrator shall post at least one notice on the site proposed for rezoning or an adjacent public street or highway right-of-way at least ten (10) days prior to the governing board public hearing. Where multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required, but the City of Mount Holly shall post sufficient notices to provide reasonable notice to interested persons. Such notice shall state the nature of the public hearing and its date, time, and location at which it is to be held. The notice shall be removed only after final action has been taken on the matter. In lieu of any or all of this information to be contained on this posted notice, the notice may give a phone number where interested parties may call during normal business hours to get further information on the conditional use permit requested.

c. A notice of the public hearing shall be sent by first class mail by the Administrator to the applicant and to all adjacent property owners at least ten (10) days prior to the first public hearing.

2. Any public hearing notice published or mailed shall state the nature of the public hearing, the date, time, and place at which the hearing is to occur, and who to call and/or see for more information.

G. Planning Commission Review

The Planning Board shall have at least forty-five (45) days to make a recommendation on the proposed change, said forty-five (45) days being

measured from the date of the date of initial referral of the amendment by staff to the Planning Commission. If a recommendation is not made during said time period, the application shall be forwarded to City Council without a recommendation. Any such Planning Commission recommendation shall be accompanied by statements that address (1) whether the proposed amendment is consistent with any comprehensive plan that has been adopted by the governing board and any other officially adopted plan that is applicable, and (2) other matters that the Planning Commission deems appropriate and (3) why it considers the action taken to be reasonable and in the public interest.

H. Action by City

Conditional zoning district decisions are a legislative process subject to judicial review using the same procedures and standard of review as apply to general use district zoning decisions. Once the public hearing has been held, City Council shall take action on the petition. The public hearing, once opened, can be continued to a later date and action take at that time. City Council shall have the authority to:

1. Approve the application as submitted.

2. Deny approval of the application

3. Approve the application with modifications that are mutually agreed to by the applicant and the governing board. Such conditions shall be in compliance with Subsection F herein.

4. Submit the application to the Planning Commission for further study. The Planning Commission shall have up to thirty (30) days from the date of such submission to make a report to the governing board. If no report is issued, the governing board can take final action on the petition. City Council reserves the right to schedule and advertise a new public hearing based on the Planning Commission's report.

I. Conditions to Approval of Petition

In approving a petition for the reclassification of a piece of property to a CD district, the Planning Commission may recommend, and City Council may require that reasonable and appropriate conditions be attached to approval of the petition. Such conditions shall be limited to those that address the conformance of the development and use of the site to City of Mount Holly ordinances and an officially adopted comprehensive or other plan and those that address the impacts reasonably expected to be generated by the development or use of the site. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the governing board. In no instance shall any of these conditions be less restrictive than any

requirements that would otherwise pertain to that particular development if it were located in a general or parallel conditional use zoning district. Such conditions may exceed any performance criteria or minimum requirements listed elsewhere in this Ordinance that pertain to that development. Statements that (1) analyze whether the rezoning is consistent with an adopted comprehensive plan and any other officially adopted plan, and (2) other matters that the City Council deems appropriate and (3) why it considers the action taken to be reasonable and in the public interest shall be prepared and accompany each final decision relative to the CD rezoning request

J. Effect of Approval; Zoning Map Designation

If a petition for a CD district is approved, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's zoning classification, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Zoning Map. Following the approval of the petition for a CD district, the subject property shall be identified on the Zoning Map by the appropriate district designation followed by the letters CD (i.e., CD-RSF.) Notwithstanding, the Administrator may make minor changes to the approved site plan administratively without necessitating a need to rezone the property to a different conditional district classification.

Article VI Table of Permitted and Special Uses

The district or districts in which a particular listed use may be permitted is indicated by an "X" or an "S" in the district columns opposite the listed use. The meanings of the entries in the Table are as follows:

X indicates the use is permitted by right and a zoning permit may be obtained.

S indicates the use requires approval of a Special Use Permit in accordance with the procedures described in Section 12.6.

Note The column labeled "Note" means that there are special additional performance requirements that the use must comply with in its development. These requirements are contained in Article VII, "Special Requirement Notes to the Table of Uses." For Special Uses, the requirements listed in the Note for the particular use shall also represent the minimum conditions for issuance of a Special Use. For any other use subject to a Note, the Note requirement shall also represent the minimum conditions for issuance of a Conditional Use Permit as part of the Conditional Use rezoning process.

SIC The 1987 Standard Industrial Classification Manual was utilized in the preparation of this table and shall be consulted as a guide for purposes of interpretation by the Zoning Enforcement Officer. The reference SIC column refers to SIC classifications. Entries with "0000" in the reference SIC column do not correspond to any classification in the SIC manual.

The listing of a use in the Table of Permitted, Special and Conditional Uses in no way relieves that use of having to meet all local, state and federal laws pertaining to the establishment and operations of that use.

The City of Mount Holly recognizes that if a use listed or not listed in this article is not found to have a definition in Article 3 of this Ordinance then the latest version of Merriam-Webster Dictionary should be utilized to define said use.

The Table of Permitted (X), Conditional (C) and Special (S) Uses follows:

Section 6.1 Residential Uses

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
accessory use or building (noncommercial)		0000	X	X	X	X	X	X	X	X	X					
bed and breakfast	1	7011									X					
short term rental			X	X	X	X	X	X	X							
dwelling, mixed-use		0000							X	X	X	X				
dwelling, multi-family	5	0000						X		S	X	X				
dwelling, single-family detached		0000	X	X	X	X	X	X	X							
dwelling, townhome; condominium	5	0000						X	X	S	X	X				
family care home (6 or less)	2	8351	X	X	X	X	X	X	X	X	X					
family day-care home (5 or less)	2	8322	S	S	S	S	S	S	S	S	X					
home occupation	3	0000	S	S	S	S	S	S	S	S	X					
mobile home, class "A"	4	0000					X	X								
mobile home, class "B" (#, see Manufactured Home Overlay District)		0000	#	#	#	#	#	#								
mobile home park (#,see Manufactured Home Overlay District)		0000	#	#	#	#	#	#								
modular homes		0000	X	X	X	X	X	X	X	X	X					
planned unit developments (PUD)	6	0000	S	S	S	S	S	S	S	S	S					
swimming pools, accessory	7	0000	X	X	X	X	X	X	X	X	X	X	X	X	X	
yard sales (no more than 1 per every three months; 4 per year)	23	7389	X	X	X	X	X	X	X	X	X	X				
solar energy systems	28	0000	X	X	X	X	X	X	X	X	X	X	X	X	S	S

Section 6.2 Recreational Uses

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
amusement arcades & indoor places of entertainment; including bowling alleys, skating rinks, & indoor theaters		7999								X	X			X		
amusement or water parks	8	7996												X		
associations or organizations, social & fraternal	9	8640	X	X						X	X	X	X	X		
auditorium, assembly hall		0000								X	X	X	X	X		
batting cages	8	7999												X		
billiard parlor, pool room		7999												S		
bingo games		7999										X	X	X		
dance studios & schools, including aerobics		7911								X		X	X	X		
dance halls including night clubs & lounges	24	5810								S		S		S		
fortune tellers, astrologers		7999										X		X		
go-cart raceways	8	7999												X		
golf course, including pro shop	10	7997	X	X	X	X	X	X			X	X	X	X		
golf driving ranges	8	7999												X		
marinas		4493												X		
martial arts instructional schools		7999								X		X	X	X		
miniature golf facilities	8	7999												X		
outdoor resort	29	7011												S		
indoor miniature golf	8	7999								X				X		
physical fitness centers		7991								X		X	X	X		
public parks		7990	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Recreational Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
recreational facilities, public		7999	X	X	X	X	X	X	X	X	X	X	X	X	X	X
recreational facilities, private; including country clubs, private neighborhood parks & multi-family recreation areas where the principal use is permitted in a zone		7997	X	X	X	X	X	X	X	X	X	X	X	X		
recreational facilities; health club, spa & gymnasium (principal use)		7997								X	X	X	X	X		
shooting ranges, indoor		7999												X		
shooting ranges, outdoor, local government only		7999														X
swim & tennis clubs	11	7997	X	X	X	X	X	X	X	X	X	X	X	X		
swimming pools, private	11	7997	X	X	X	X	X	X	X	X	X	X	X	X		

Section 6.3 Education and Institutional Uses

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

Education and Institutional Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
schools, including public schools & private schools, having a curriculum similar to those given in public schools		8211	X	X	X	X	X	X	X		X					
schools, specialty training, such as cosmetology, vocation or trade services, not elsewhere classified, where no retail, wholesale, or repair is conducted		8249									X					
specialty hospitals		8069								X	X	X	X	X		
studios		0000								X		X	X	X		

Section 6.4 Business, Professional and Personal Services

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
accounting, auditing, or bookkeeping		8271								X	X	X	X	X		
administrative or management services		8741								X	X	X	X	X		
advertising agencies or representatives		7311								X	X	X	X	X		
agencies & offices rendering specialized services not involving retail trade such as real estate, insurance, advertising, architecture, engineering, & accounting and not listed elsewhere		0000								X	X	X	X	X		
animal clinics & hospitals; including totally enclosed kennels operated in connection with animal clinics or hospitals		0742											X	X		
animal grooming (no overnight boarding)		0000														
automobile body shop		0000												X		
automobile parking lots & facilities for permitted uses in the district		7521	X	X	X	X	X	X	X	X	X	X	X	X	X	X
automobile parking (commercial)		7521											X	X		
automobile rental or leasing		7510											X	X		
automobile repair & service (excluding storage of wrecked or junked vehicles)		0000												X		
automobile storage	14	0000												X		

Business, Professional and Personal Services (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
automobile towing & storage services	14	7549												X		
automobile washing facilities		7542												X		
automobile wrecking or junk yards	14	5093														X
banking, including loan offices & investment houses		6000								S	X	X	X	X		
banking; ATM (stand-alone)		6000												X		
barber and beauty shops		7241								X	X	X	X	X		
building maintenance services		7349												X		
bus stations		4140												X		
chiropractor offices		8041								X	X	X	X	X		
clothing alterations or repairs		0000								X	X	X	X	X		
communicative facilities, including radio & television broadcasting excluding towers that exceed the height limits		0000									X		X	X		
computer maintenance and repair		7378								X		X	X	X		
computer services		7370								X		X	X	X		
contractors' facilities with open storage		0000												X		
contractors' offices (no storage)		0000								X		X	X	X		
convenience food stores		5411								X		X	X	X	X	
dental offices & laboratories		8071								X	X	X	X	X		

Business, Professional and Personal Services (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
doctor's offices & laboratories		8000								X	X	X	X	X		
drive-in theaters	15	7833												X	S	
dry cleaning & laundry-facilities		7211								X		X	X	X		
economic, sociologic, or educational research		8732								X	X	X	X	X		
employment agencies, personnel agencies		7360								X	X	X	X	X		
equipment rental & leasing		7350										X		X		
equipment repairs, heavy		7690														X
equipment repairs, light		7690												X		X
exterminating services		7342												X		
finance or loan offices		6100								S	X	X	X	X		
food catering facility		0000									X	X	X	X		
fraternal organizations		8641	X	X							X	X	X	X		
freezer lockers		4222												X	X	
funeral homes		7261									X		X	X		
insurance agencies		6411								X	X	X	X	X		
Internal service facilities incidental to permitted uses including cafeterias, day care facilities, snack bars, pharmacies, optical stores & similar retail activities when conducted solely for use of employees, patrons or occasional visitors; provided, such activities are within the principal building & neither the facility in itself nor advertising for it are permitted beyond the premises		0000	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Business, Professional and Personal Services (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
laundromats		7215										X	X	X		
law offices		8111								X	X	X	X	X		
locksmith shops, including repair		7699										X	X	X		
medical, dental or related offices		8000								X	X	X	X	X		
medical or dental laboratories		8071								X	X	X	X	X		
mini-storage units or warehouses		4225													X	X
motels & hotels		7011								X		X		X		
motion picture production		7810										X		X		
non-commercial research organizations		8733									X	X	X	X		
office not classified elsewhere; where no retail business is conducted		0000								X	X	X	X	X		
optometrists & ophthalmologists		8000								X	X	X	X	X		
photocopying & duplicating services		7334										X	X	X		
photo finishing laboratory		7384										X		X		
photography studio		7221								X	X	X	X	X		
picture framing shop		7699										X	X	X		
private clubs		0000												X		
psychologists' offices		8000								X	X	X	X	X		
radio, television or communication towers	16	0000													X	X
real estate offices		6500								X	X	X	X	X		
recreational vehicle parks or campsites		7033													X	
refrigerator or large appliance repair		7623												X		

rehabilitation or counseling services		8300								X	X	X	X	X		

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Business, Professional and Personal Services (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
repair shops not classified elsewhere		7699												X	X	
research, development, or testing services		8730									X	X	X	X		
septic tank service		7699												X	X	
service stations (not including truck stops)		7530											X	X	X	
shoe repair or shoeshine shops		7251										X	X	X		
sign shop		7389									X	X	X	X		
stock, security or commodity brokers		6200									X	X	X	X		
structures & uses clearly incidental to a permitted use		0000	X	X	X	X	X	X	X	X	X	X	X	X	X	X
tanning salons		7299								X		X	X	X		
taxi terminals		4121										X		X		
taxidermists		7699										X	X	X		
tire recapping		7534												X		
travel agencies		4724								X	X	X	X	X		
truck driving schools		8249												X		
truck & utility trailer rental, sale & leasing, light		0000												X	X	
truck & utility trailer rental, sale & leasing, heavy		0000													X	X
truck washing		7542														X
upholstering & furniture refinishing		7641												X		
utility company offices		0000								X	X	X	X	X		
utility stations & plants		0000														X
veterinary services		0740												X	X	
vocational, business or secretarial schools		8240								X	X	X	X	X		
watch or jewelry repair shops		7631										X	X	X		

Section 6.5 Retail Trade Uses

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
antique shops		5932								X		X	X	X		
apparel sales		5600								X		X	X	X		
appliance sales & service		5722								X		X	X	X		
art studios & galleries		8412								X	X	X	X	X		
arts & crafts sales		5999								X		X	X	X		
auction house (totally enclosed)		5999									X	X	X	X		
automobile & truck dealers; new & used		5511												X	X	
automobile parts & supply store		5531								X		X	X	X		
bakeries; retail		5461								X		X	X	X		
bicycle sales & repair		5941								X		X	X	X		
boat dealer; sale or repair		5551												X		
book stores		5942								X		X	X	X		
bottle shop												X				
brew-pub										X		X	X	X	X	
building supply dealers		5211												X		
camera & photography; sales & service		5946								X		X	X	X		
candy stores		5441								X		X	X	X		
carpet sales & storage		5713								X		X	X	X		
catalogue stores		5961								X		X	X	X		
clothing shops		5600								X		X	X	X		
computer sales		5734								X		X	X	X		
dairy product stores		5451								X		X	X	X		
department & variety stores		5300								X		X	X	X		
drug stores & pharmacies (no drive-thru)		5912								X		X	X	X		
drug stores & pharmacies (w/ drive-thru)		5912								S		X	X	X		
electronic product sales		5730								X		X	X	X		

Retail Trade Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
fabric or piece goods store		5949								X		X	X	X		
farm machinery sales & service		5083												X		
farmer's or produce market	26	5431										X		X		
flea market		5999												X		
floor covering, drapery or upholstery		5710								X		X	X	X		
florist shop		5992								X		X	X	X		
fuel oil sales		5980												X		
furniture sales		5712								X		X	X	X		
furniture repair, including upholstery		7641												X		
garden centers or retail nurseries		5261										X	X	X		
gift, novelty & souvenir shop		5947								X		X	X	X		
grocery store (over 3,000 sq ft)		5400								X		X	X	X		
hardware store		5251								X						
hardware store (w/ outside storage)		5200											X	X		
hobby & toy stores		5945								X		X	X	X		
home furnishings, misc.		5719								X		X	X	X		
HVAC, etc sales & service		5070								X		X	X	X		
jewelry sales & repair		5944								X		X	X	X		
leather goods sales		5948								X		X	X	X		
lighting good sales		3648								X		X	X	X		
liquor stores		5921								X		X	X	X		
Microbrewery	30									S		S	S	S	X	X
misc. retail sales		5999								X		X	X	X		
mobile home sales & service		5271												X	X	
motorcycle assembly & retail parts sales	27	5571										S		X		

Retail Trade Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
Music stores including instrument dealers & repair		5736								X		X	X	X		
newsstands		5994								X		X	X	X		
office supply store		5040								X		X	X	X		
optical goods sale		5995								X		X	X	X		
Outfitter										X		X	X	X	X	X
paint, glass & wallpaper stores		5231								X		X	X	X		
pawn shop		5932											X	X		
pet stores		5999								X			X	X		
radio & television, stores & repairs		5731								X		X	X	X		
record stores (cd's)		5735								X		X	X	X		
recreation vehicles sales & service		5571												X	X	
restaurant		5812								X		X	X	X	X	
restaurant (w/ drive-thru)		5812										X		X	X	
restaurant (within other facilities; as long as principal use is permitted)		5812								X		X	X	X	X	X
service stations (gasoline)		5541											X	X		
shoe sales and/or repair		7251								X		X	X	X		
shopping centers & malls		5600								X		X	X	X		
sporting goods stores		5941								X		X	X	X		
tire dealers & service		5531												X		
tobacco stores		5993								X		X	X	X		
truck stops		5541												X		
video tape (dvd) rental & sales		7841								X		X	X	X		
woodworking shops (retail)		3553								X		X	X	X		

Section 6.6 Wholesale Trade Uses

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
agricultural, chemical, pesticides, fertilizers		5191													X	X
agricultural products, other		5159													X	X
ammunition		5099													X	X
animals & animal products, other		5159														X
apparel, piece goods & notions		5130												X	X	X
bakeries, wholesale		2050												X	X	X
beer, wine, distilled alcoholic beverages		5180												X	X	X
books, periodicals & newspapers		5192												X	X	X
bulk mail & packaging		4212												X	X	X
chemicals & allied products		5169												X		X
courier service, central facility		4215												X	X	X
courier service substation		4215												X	X	X
drugs & sundries		5122												X	X	X
durable goods, other		5099												X	X	X
electrical goods		5060												X	X	X
farm supplies, other		5191												X	X	X
flowers, nursery stock & florist supplies		5193												X	X	X
forest products		5099												X	X	X
furniture & home furnishings		5020												X	X	X
grain & field beans		5153												X	X	X
groceries & related products		5140												X	X	X
hardware		5072												X	X	X
jewelry, watches precious stones & metals		5094												X	X	X

Wholesale Trade Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
livestock		5154														X
lumber & other construction materials		5030												X	X	X
machinery, equipment & supplies		5080												X	X	X
market showrooms (furniture, apparel, etc)		5399												X	X	X
metals & minerals		5050												X	X	X
motor vehicles, parts & services		5010												X	X	X
moving & storage firms		4214												X	X	X
paints & varnishes		5198												X	X	X
paper & paper products		5110												X	X	X
petroleum & petroleum products		5170													X	X
plastic materials		5162												X	X	X
plumbing & heating equipment		5070												X	X	X
professional & commercial equipment & supplies		5040												X	X	X
resins		5162												X	X	X
scraps & waste materials	14	5093														X
sporting & recreational goods & supplies		5091												X	X	X
tobacco & tobacco products		5194												X	X	X
toys & hobby goods & supplies		5092												X	X	X
trucking or freight terminals		4210												X	X	X
utility equipment & storage yards		0000												X	X	X
wallpaper & paint brushes		5198												X	X	X

Wholesale Trade Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
warehousing & storage, not including storage of any hazardous materials or waste as determined by any agency of the federal, state or local government		4220												X	X	X

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Section 6.7 Manufacturing and Industrial Uses

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
Brewery	30											S	S	X	X	X
chemicals, except acids & glues		2800														X
clothing & hosiery		2300													X	X
coffee		2095													X	X
computer & office equipment		3570													X	X
concrete, cut stone & clay products		3200														X
costume jewelry & notions		3960													X	X
dairy products		2020													X	X
Distillery	30											S	S	X	X	X
electronic & electronic components & products		3600 3670													X	X
fabricated metal products & can manufacturing		3400														X
fabricated valve & wire products		3490													X	X
fats & oils, animal		2077														X
fats & oils, plant		2070													X	X
fish, canned, cured or frozen		2091														X
floor coverings (including carpet)		3996														X
food & food products except stockyards & slaughterhouses		2000														X
food & related products, miscellaneous		2090														X
furniture products		2500													X	X
glass, including fiberglass		3200													X	X
grain mill products		2040													X	X
graphite & graphite products		3999													X	X

Manufacturing and Industrial Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
heating equipment & plumbing fixtures		3430													X	X
household appliances		3630													X	X
hydroelectric power, dams & related facilities																X
ice		2097													X	X
industrial & commercial machinery		3500													X	X
jewelry & silverware (no plating)		3910													X	X
leather & leather products, excluding tanning		3100														X
lighting & wiring equipment		3640													X	X
lumber & wood products		2490													X	X
machine shops		3500													X	X
machinery products		3400													X	X
manufactured housing & wood buildings		2450													X	X
measurement, analysis & control instruments		3800													X	X
meat/poultry, packing & processing (no rendering)		2010														X
medical, dental & surgical equipment		3840													X	X
metal coating & engraving		3470														X
metal fasteners (screws, bolts, etc)		3450													X	X
metal processing		3350													X	X
metal plating		3471														X
millwork, plywood & veneer		2430													X	X
mining & quarrying	20	1000														X

Manufacturing and Industrial Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
mixing plants, concrete & asphalt		0000														X
motor vehicle assembly		3710														X
motor vehicle parts & accessories		3714													X	X
motorcycle assembly		3751										S			X	X
musical instruments		3930													X	X
paint, varnish & finishes		2851														X
paper & allied products, except manufacture of the raw product		2600														X
paper products (no coating or laminating)		2670													X	X
paper products (coating or laminating)		2670														X
paperboard containers & boxes		2650													X	X
pens & art supplies		3950													X	X
petroleum & related products	21	2900														X
pharmaceutical preparations		2834													X	X
photographic equipment		3861													X	X
pottery & related products		3260													X	X
plastics		2820														X
poultry operations, including hatcheries		0254														X
preserved fruits & vegetables (no can manufacturing)		2030													X	X
primary metal products & foundries		3300														X
printing & publishing		2700										X			X	X
railroad terminal or yard		4010													X	X
refuse & raw material hauling		4212														X

Manufacturing and Industrial Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
rubber products		3000														X
salvage yards, scrap processing	14	5093														X
sawmill or planning mills		2420														X
signs		3993													X	X
soaps & cosmetics		2840													X	X
sporting goods & toys		3940													X	X
stone & clay products		3200														X
sugar & confectionary products		2060													X	X
surface active agents		2843														X
textile products (no dyeing & finishing)		2200													X	X
textile products (with dyeing & finishing)		2260														X
tires & inner tubes		2296														X
tobacco products		2100														X
tool products		3420													X	X
transportation & heavy equipment parts		3490													X	X
welding operations		7692													X	X
wood containers		2440													X	X
Winery	30											S	S	X	X	X

Section 6.8 Other Uses

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	RD	MHMU	O&I	B-1	B-2	B-3	L-1	H-1
adult oriented businesses (@, see Adult Oriented Business Overlay District, Section 5.16)		0000												@		
agricultural production (crops)		0100	X	X	X	X	X	X	X					X	X	X
agricultural production (livestock)		0200	X	X											X	X
coexisting											S	S	S	S		
forestry		0810	X	X	X	X	X	X						X	X	X
horticultural specialties		0180	X	X										X	X	X
private greenhouses		0000	X	X	X	X	X	X	X	X	X	X	X	X	X	

NEW BUSINESS

OTHER BUSINESS

REPORTS

Mount Holly Parks & Recreation

Monthly Report

Sole Patrol- The Sole Patrol met for 19 days during the month of September. The total attendance was 495, with 49 different members attending. They met for a monthly birthday party, Panthers Pride party, and fellowship.

Fitness Center- The Fitness Center was open 22 days during September. The total attendance was 110, with 16 different members attending. Of the 16, 5 were paying members, 10 were seniors, and 1 was an employee.

Athletics- Our fall youth sports season is in full swing. We have 406 children participating on 42 teams in soccer, volleyball, and baseball.

Free—play pickleball has been averaging around 10 people per session. Pickleball is held on Wednesdays from 11am-2pm at the Tuckaseege Community Center.

Free-play basketball at the Old Gym and Tuckaseege Community Center has been averaging around 31 people per session.

Rentals & Special Events- The Tuckaseege Community Center was rented 1 time during the month of September. The estimated attendance was 75 people. The shelters at Tuckaseege and River Street parks were rented 21 times during the month. The estimated attendance was 690 people.

One special event was held in September; that was the Summer Concert Series on Friday September 28.

News & Notes- The last Summer Concert Series of the year will be held on Friday October 5. Musical entertainment will be provided by DJ Johnny B's Beach and Boogie and the Band of Oz.

The last Food Truck Friday of the year will be held on Friday October 12. Musical entertainment will be provided by the band Backwoodz, the band that was scheduled on September 14 but was cancelled because of the hurricane, and Kids in America.

Registration for Indoor Soccer goes until October 16. Leagues are available for children ages 8-17.

Youth Basketball registration begins on October 17. Leagues are available for ages 3-15.

Parks & Recreation Commission will meet on Tuesday October 23 at 630pm.

The Hollyween Bash will be held on Thursday October 25 from 530-8pm at Tuckaseege Park. This free event is open to children of all ages, and is co-sponsored with Belmont Abbey.

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(09/01/2018 - 09/30/2018)

Offense:	Arrest/No Supp.:	Arrest/Oth. Agency:	Death of Offender:	Vic. Ref. to Cooper.:	Prosecut. Declined:	Extradit. Declined:	Located Missing:	Unfound.:	Reported:	Actual:	Further Invest.:
0410 - Aggravated Assault	1	0	0	0	0	0	0	0	2	2	1
0510 - Burglary - Forcible Entry	0	0	0	0	1	0	0	0	5	5	2
0520 - Burglary - Non-Forced Entry	0	0	0	0	0	0	0	0	3	3	3
0630 - Larceny - Shoplifting	0	0	0	0	0	0	0	0	1	1	1
0640 - Larceny - From Motor Vehicle	0	0	0	0	1	0	0	0	7	7	6
0650 - Larceny - Auto Parts & Accessories	0	0	0	0	0	0	0	0	1	1	1
0660 - Larceny - From Buildings	0	0	0	0	0	0	0	0	2	2	1
0670 - Larceny - From Coin-Operated Devices	0	0	0	0	0	0	0	0	1	1	1
0690 - Larceny - All Other Larceny	0	0	0	0	1	0	0	0	9	9	7
0710 - Motor Vehicle Theft - Automobile	0	0	0	0	0	0	0	0	1	1	1
0810 - Simple Physical Assault	2	0	0	0	3	0	0	1	6	5	0
0820 - Simple Non-Physical Assault	0	0	0	0	0	0	0	0	1	1	0
0890 - Simple Assault- All Other Simple Assault	1	0	0	0	0	0	0	0	2	2	0
1026 - Counterfeiting - Using	0	0	0	0	0	0	0	0	4	4	4
1120 - Fraud - Obtaining Money/Property by False Pretense	0	0	0	0	0	0	0	0	5	5	5
1150 - Fraud - Credit Card/Automated Teller Machine	0	0	0	0	0	0	0	0	4	4	3
1330 - Possessing/Concealing Stolen Property	0	0	0	0	0	0	0	0	2	2	2
1400 - Criminal Damage to Property (Vandalism)	3	0	0	0	4	0	0	1	22	21	11
1540 - Transporting Weapons	0	0	0	0	0	0	0	0	1	1	1
1810 - Drug Violations	4	0	0	0	0	0	0	0	8	8	4
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	1	0	0	0	0	0	0	0	2	2	1
1890 - Drug Violations - All Other Drug Violations	1	0	0	0	0	0	0	0	3	3	2

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(09/01/2018 - 09/30/2018)

Offense:	Arrest/No Supp.:	Arrest/Oth. Agency:	Death of Offender:	Vic. Ref. to Cooper.:	Prosecut. Declined:	Extradit. Declined:	Located Missing:	Unfound.:	Reported:	Actual:	Further Invest.:
2040 - Child Abuse (Non-Assaultive)	0	0	0	0	0	0	0	0	1	1	1
2100 - DWI - Alcohol and/or Drugs	2	0	0	0	0	0	0	0	2	2	0
2430 - Fighting (Affray)	1	0	0	0	0	0	0	0	1	1	0
2520 - Obscene Material/Pornography - Selling/Distributing	0	0	0	0	0	0	0	0	1	1	1
2640 - Contempt of Court, Perjury, Court Violations	2	0	0	0	0	0	0	0	2	2	0
2650 - Escape From Custody or Resist Arrest	2	0	0	0	0	0	0	0	2	2	0
2670 - Trespassing	1	0	0	0	0	0	0	0	2	2	1
2680 - City Ordinance Violations	0	0	0	0	0	0	0	0	2	2	2
2690 - All Other Offenses	2	0	0	0	0	0	0	0	2	2	0
4010 - All Traffic (except DWI)	5	0	0	0	0	0	0	0	6	6	1
9910 - Calls for Service	1	0	0	0	1	0	0	4	10	6	2
Totals:	**29**	**0**	**0**	**0**	**11**	**0**	**0**	**6**	**123**	**117**	**65**

Arrest Status/Disposition Totals by Offense

MOUNT HOLLY POLICE

(09/01/2018 - 09/30/2018)

Offense:	Further Invest.:	Inactive:	Closed/ Cleared:	Arrest/No Supp.:	Arrest/No Invest.:	Felony:	Misd.:	Juvenile:	Adult:	Offense:
0410 - Aggravated Assault	0	0	1	1	0	0	1	0	1	1
0600 - Larceny	0	0	1	0	1	0	1	0	1	1
0630 - Larceny - Shoplifting	0	0	4	0	4	0	4	0	4	4
0690 - Larceny - All Other Larceny	0	0	1	0	1	0	1	0	1	1
0800 - Simple Assault	0	0	2	0	2	1	1	0	2	2
0810 - Simple Physical Assault	0	0	5	2	3	1	4	0	5	5
0820 - Simple Non-Physical Assault	0	0	2	1	1	0	2	0	2	2
0890 - Simple Assault- All Other Simple Assault	0	0	3	3	0	0	3	0	3	3
1120 - Fraud - Obtaining Money/Property by False Pretense	0	0	1	0	1	1	0	0	1	1
1400 - Criminal Damage to Property (Vandalism)	0	0	3	3	0	0	3	0	3	3
1810 - Drug Violations	0	0	3	2	1	1	2	0	3	3
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	0	0	1	1	0	0	1	0	1	1
2100 - DWI - Alcohol and/or Drugs	0	0	2	2	0	0	2	0	2	2
2430 - Fighting (Affray)	0	0	2	2	0	0	2	0	2	2
2640 - Contempt of Court, Perjury, Court Violations	0	0	12	3	9	3	9	0	12	12
2650 - Escape From Custody or Resist Arrest	0	0	2	2	0	0	2	0	2	2
2670 - Trespassing	0	0	2	1	1	0	2	0	2	2
2690 - All Other Offenses	0	0	1	1	0	0	1	0	1	1
4010 - All Traffic (except DWI)	0	0	3	3	0	0	3	0	3	3
Totals:	**0**	**0**	**51**	**27**	**24**	**7**	**44**	**0**	**51**	**51**

Citation Totals by Charge

MOUNT HOLLY POLICE

(09/01/2018 - 09/30/2018)

Charge:	Number of Charges:
Speeding (Infraction)	5
No Operator License	1
Driving While License Revoked	2
Expired Registration	20
Inspection	2
Failure To Stop (Stop Sign/Flashing Red Light)	6
Running Red Light	3
No Insurance	4
Failure To Reduce Speed	2
Other (Misdemeanor)	4
Other (Infraction)	7
Other (2nd Charge - Misdemeanor)	4
Other (2nd Charge - Infraction)	13
Total:	**73**

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

CFS By Department - All Departments By Date
9/1/2018 - 9/30/2018

MOUNT HOLLY COMMUNICATIONS	Count		Percent
SCHOOL RES OFFICER	7		100.00%
Total Records For MOUNT HOLLY COMMUNICATIONS	7	Dept Calls/Total Calls	0.44%

MOUNT HOLLY POLICE	Count	Percent
ALARM B	31	1.97%
ALARM R	24	1.53%
ANIMAL COMPLAINT	2	0.13%
ASSAULT AL OCC	10	0.64%
ASSAULT IN PROG	2	0.13%
ASSAULT W/ WEAPON	1	0.06%
ASSIST FD/EMS	16	1.02%
ASSIST LE AGENCY	15	0.95%
ASSIST OTHER	5	0.32%
ATTEMPTED B & E	1	0.06%
B & E OF BUSINESS IN PROGRESS	1	0.06%
B & E RES AL OCC	5	0.32%
B & E RES IN PROG	1	0.06%
B & E TO VEHICLE ALR OCC	9	0.57%
BANK ESCORT	4	0.25%
CHECK ROADWAY	35	2.23%
CHECK THE WELFARE	34	2.16%
CHILD ABUSE AL OCC	1	0.06%
CHILD CUSTODY	3	0.19%
CIVIL DISPUTE	15	0.95%
COMM SERV SPECIAL EVENT	4	0.25%
COMMUNICATING THREATS	8	0.51%
COUNTERFEIT MONEY	4	0.25%
COURT	8	0.51%
DAMAGE TO PROPERTY	19	1.21%
DEATH INV UNATTENDED	1	0.06%
DIRECT TRAFFIC	1	0.06%
DISCHARGE FIREARM	6	0.38%
DISTURBANCE NATURE UNK	3	0.19%
DOMESTIC ARGUMENT	35	2.23%
DOMESTIC ASSAULT	6	0.38%
DOMESTIC ESCORT	3	0.19%
DRUGS	5	0.32%
FIGHT MULTIPLE SUBJ	2	0.13%
FOLLOW UP INVESTIGATION	30	1.91%
FOOT PATROL	2	0.13%
FOUND PROPERTY	9	0.57%
FRAUD	6	0.38%

MOUNT HOLLY POLICE	Count	Percent
FUNERAL ESCORT	5	0.32%
HANGUP 911	8	0.51%
HARRASSMENT	6	0.38%
HIT & RUN PD	7	0.45%
IDENTITY THEFT	1	0.06%
INDECENT EXPOSURE	1	0.06%
INFORMATION ONLY	23	1.46%
INTOXICATED DRIVER	2	0.13%
INTOXICATED PEDESTRIAN	2	0.13%
JUVENILE	8	0.51%
JUVENILE SEX ASSAULT AL OCC	1	0.06%
K9 DEPLOYMENT	5	0.32%
LARCENY AL OCC	15	0.95%
LARCENY FROM VEHICLE	1	0.06%
LARCENY IN PROG	2	0.13%
LICENSE CHECK	1	0.06%
LOCKOUT HOUSE/CAR	2	0.13%
LOST PROPERTY	2	0.13%
MISC CALL	3	0.19%
MISSING PERSON ADULT	1	0.06%
MISSING PERSON JUVENILE	1	0.06%
MV COLLISION PD	32	2.03%
MV COLLISION PI	9	0.57%
NOISE VIOLATION	8	0.51%
OBTAINING WARRANT	4	0.25%
OVERDOSE	2	0.13%
PARKING VIOL	4	0.25%
PERSONAL ESCORT	7	0.45%
PICKUP PROPERTY	1	0.06%
PROWLER	5	0.32%
PUBLIC NUISANCE BIKES/SKATEBOARDS/ATV/DIRT BIKES	10	0.64%
ROAD RAGE	1	0.06%
SCHOOL PROGRAM	1	0.06%
SCHOOL RES OFFICER	44	2.80%
SCHOOL TRAFFIC	8	0.51%
SERVE WARRANT	27	1.72%
SOLICITATION	3	0.19%
SPECIAL ASSIGNMENT	34	2.16%
SPECIAL CHECK	598	38.02%
STALKING	1	0.06%
STOLEN VEH IN PROGRESS	1	0.06%
STOLEN VEHICLE AL OCC	1	0.06%
STRANDED MOTORIST	25	1.59%
SUBJECT WITH A GUN/WEAPON	2	0.13%
SUICIDAL SUBJECT	1	0.06%
SUSPICIOUS PERSON	34	2.16%
SUSPICIOUS VEH OCCUP	52	3.31%
SUSPICIOUS VEH UNOCCUP	46	2.92%

MOUNT HOLLY POLICE	Count		Percent
TRAFFIC OTHER	12		0.76%
TRAFFIC STOP	103		6.55%
TRESPASS	11		0.70%
VANDALISM AL OCC	6		0.38%
VERBAL ARGUMENT	16		1.02%
Total Records For MOUNT HOLLY POLICE	1573	Dept Calls/Total Calls	98.74%

No Units	Count		Percent
ALARM B	2		15.38%
ASSIST LE AGENCY	1		7.69%
FOLLOW UP INVESTIGATION	1		7.69%
HANGUP 911	1		7.69%
INFORMATION ONLY	1		7.69%
NOT AN ACTUAL CALL	1		7.69%
SPECIAL CHECK	4		30.77%
SUSPICIOUS VEH OCCUP	1		7.69%
TRAFFIC OTHER	1		7.69%
Total Records For No Units	13	Dept Calls/Total Calls	0.82%
Total Records	**1593**		

PUBLIC WORKS REPORT

SEPTEMBER	2018	2017	2016
Water			
Daily Average (mgd)	2.640	2.708	2.917
Daily Maximum (mgd)	3.060	3.280	3.394
Daily Minimum (mgd)	2.250	2.120	2.312
Monthly Total (mg)	79.250	81.237	87.514
Customers			
Inside City Limits	6200	6005	5828
Outside City Limits	495	491	481
TOTAL	6695	6496	6309
Wastewater			
Daily Average (mgd)	2.060	2.053	2.053
Daily Maximum (mgd)	4.385	2.945	5.305
Daily Minimum (mgd)	1.215	1.260	0.968
Monthly Total Flow (mg)	61.814	61.598	61.594
American & Efird Total Flow (mg)	19.601	19.343	14.857
Customers			
Inside City Limits	5799	5608	5444
Outside City Limits	53	54	55
TOTAL	5852	5662	5499
Sanitation			
Number of Customers			
Residential	5424	5229	5105
Commercial / Industrial	153	150	150
Recycling	5533	5335	5215
Garbage Collected (tons)	404.12	476.92	434.34
General Yardwaste (tons)	86.83	73.69	71.10
Chipping (tons)	0.00	0.00	0.00
Leaves (tons)	0.00	0.00	0.00
Total Yardwaste (tons)	490.95	73.69	71.10
White Goods (tons)	0.00	0.00	6.00
Recycling (tons)	77.69	77.24	77.70