



August 10, 2020 Council Meeting

Mayor Bryan Hough
Mayor Pro-Tem David Moore
Councilwoman Phyllis Harris
Councilman Charles McCorkle
Councilman Jeff Meadows
Councilwoman Christina Pawlish
Councilwoman Lauren Shoemaker
Kemp Michael, City Attorney
Danny Jackson, City Manager

Due to COVID-19 restrictions on public gatherings, the City strongly encourages people to watch this meeting on the live stream: www.mtholly.us

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



**August 10, 2020
7:00 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

Reverend Brian Horrell of Grace Baptist Church

PLEDGE OF ALLEGIANCE

Boy Scout Troop 59

SET THE AGENDA

CONSENT AGENDA

1. Approval of Liens for Weeds and Grass
 - 226 North Lee Street
 - 807 Noles Drive
 - 620 South Main Street
 - 409 Killian Avenue
 - 107 East Nims Avenue
 - 407 Killian Avenue
 - 102 Maple Drive
2. Approval of the Utility Payment Plan
3. Approval of the minutes of the March 9, 2020 Council Meeting

PRESENTATIONS

PUBLIC HEARING

1. Public hearing to consider a rezoning of 530 East Central Avenue, Tax Parcel ID # 203235 & #203236 from B-3 Conditional Use to B-1 Central Business District in the Downtown Overlay *Greg Beal*
2. Public hearing to consider a rezoning of 720 South Main Street, Tax Parcel #124491 and #124475 from B-2 Neighborhood Business to B-3 General Business *Brandon Livingston*
3. Public hearing regarding a request by HC Alexander Place, LLC. Property; (formally Jonas) for a rezoning of Tax Parcel ID # 220906 from R-1 Gaston County to Conditional District Single Family *Jonathan Wilson*
4. Public hearing regarding a petition from HC Alexander Place, LLC. Property; (formally Jonas) requesting annexation of Tax Parcel ID # 220906 into the city limits of Mount Holly *Marie Anders*

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

1. Consideration and Approval of the Annexation Agreement for Contiguous Annexation of Gaston County tax parcel # 179662 filed by Don E. Abernathy dated 10/8/2019 (Sycamore) *Marie Anders*
2. Consideration and Approval of the Annexation Ordinance for Contiguous Annexation of Gaston County tax parcel # 179662 filed by Don E. Abernathy dated 10/8/2019 (Sycamore) *Marie Anders*

NEW BUSINESS

1. Consideration and Approval of a request by HC Alexander Place, LLC. Property; (formally Jonas) for a rezoning of Tax Parcel ID # 220906 from R-1 Gaston County to Conditional District Single Family *Jonathan Wilson*
2. Consideration and Approval of the Annexation Agreement with HC Alexander Place, LLC. Property; (formally Jonas) a to be known as Azalea Ridge accepting Tax Parcel ID # 220906 into the city limits of Mount Holly *Marie Anders*
3. Consideration and Approval of the Annexation Ordinance (formally Jonas) to be known as Azalea Ridge accepting Tax Parcel ID # 220906 into the city limits of Mount Holly *Marie Anders*
4. Discussion of 306 Cavin Drive for Legal Action *Brandon Livingston*

OTHER BUSINESS

CLOSED SESSION

1. Closed Session 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 From: Brandon Livingston	Date: 8-5-2020 Meeting Date: 8-10-2020
Agenda Item to be considered: Request for adoption of seven liens for clearing of grass and weeds	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Staff is wishing that council adopt liens to be placed on 226 North Lee Street, Gaston County Parcel ID: 123464, 807 Noles Drive, Gaston County Parcel ID: 124806, 620 South Main Street, Gaston County Parcel ID: 124075, 409 Killian Avenue, Gaston County Parcel ID: 123214, 107 East Nims Avenue, Gaston County Parcel ID: 123214, 407 Killian Avenue, Gaston County Parcel ID: 123214, and 102 Maple Drive, Gaston County Parcel ID: 124386 for the clearing of grass and weeds in violation of the City's nuisance ordinance under Section 8-9 of the City Code.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: Adopt one lien for 226 North Lee Street in the amount of \$530.00 Adopt one lien for 807 Noles Drive in the amount of \$410.00 Adopt one lien for 620 South Main Street in the amount of \$530.00 Adopt one lien for 409 Killian Avenue in the amount of \$470.00 Adopt one lien for 107 East Nims Avenue in the amount of \$470.00 Adopt one lien for 407 Killian Avenue in the amount of \$470.00 Adopt one lien for 102 Maple Drive in the amount of \$1,310.00	
Result of City Council Decision: 	
Attachments: 1. Copy of ordinance to place lien on 226 North Lee Street 2. Copy of ordinance to place lien on 807 Noles Drive 3. Copy of ordinance to place lien on 620 South Main Street 4. Copy of ordinance to place lien on 409 Killian Avenue 5. Copy of ordinance to place lien on 107 East Nims Avenue 6. Copy of ordinance to place lien on 407 Killian Avenue 7. Copy of ordinance to place lien on 102 Maple Drive	

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

Drawn by & Return:

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

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 124386, 102 Maple Drive, said parcel being owned by Dorothy Manes Heirs.; and,

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

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

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

Actual cost of clearing	\$ 960.00
Administrative cost	\$ 350.00
Total Lien Due	\$ 1,310.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2020.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk

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

Drawn by & Return:

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

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 123214, 407 Killian Avenue, said parcel being owned by Willie Mae Brown; and,

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

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

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

Actual cost of clearing	\$ 120.00
Administrative cost	\$ 350.00
Total Lien Due	\$ 470.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2020.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk

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

Drawn by & Return:

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

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 123214, 107 East Nims Avenue, said parcel being owned by Willie Mae Brown; and,

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

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

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

Actual cost of clearing	\$ 120.00
Administrative cost	\$ 350.00

Total Lien Due	\$ 470.00
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Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2020.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk

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

Drawn by & Return:

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

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 123214, 409 Killian Avenue, said parcel being owned by Willie Mae Brown; and,

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

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

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

Actual cost of clearing	\$ 120.00
Administrative cost	\$ 350.00
Total Lien Due	\$ 470.00

Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2020.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk

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

Drawn by & Return:

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

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 124075, 620 South Main Street, said parcel being owned by Gordon Rankin; and,

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

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

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

Actual cost of clearing	\$ 180.00
Administrative cost	\$ 350.00

Total Lien Due	\$ 530.00
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Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2020.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk

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

Drawn by & Return:

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

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 124806, 807 Noles Drive, said parcel being owned by Darrell Whaley; and,

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

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

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

Actual cost of clearing	\$ 60.00
Administrative cost	\$ 350.00

Total Lien Due	\$ 410.00
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Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2020.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk



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

Drawn by & Return:

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

WHEREAS, certain abatement of public nuisance proceedings have been initiated by the City of Mount Holly pertaining to a certain lot or parcel located in the City of Mount Holly, North Carolina, and identified as Tax Parcel ID# 123464, 226 North Lee Street, said parcel being owned by Donna Bonham; and,

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

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

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

Actual cost of clearing	\$ 180.00
Administrative cost	\$ 350.00

Total Lien Due	\$ 530.00
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Adopted by the City Council of the city of Mount Holly upon motion duly made, seconded and carried at a properly held meeting on _____ day of _____, 2020.

CITY OF MOUNT HOLLY

By: _____
Mayor

Attest:

City Clerk



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Amy Hollingsworth	Date: 8-5-2021 Meeting Date: 8-10-2020
Agenda Item to be considered <u>Amend City of Mount Holly's ordinance to establish utility payment plan.</u> 	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Council will need to establish an ordinance to incorporate a payment plan for delinquent utility accounts. The Governor's Executive Orders 124 and 142 expired on July 29, 2020. However the Order mandates that residential customers who incurred delinquent balances between March 31 through July 29 are given reasonable 6-month payment plans to pay outstanding balances. The Order also mandates customers be "reasonably informed". Customers with delinquent balances as of July 29, 2020 received a letter explaining that customers were automatically enrolled in the extended payment plan in which their bill balance as of July's bill would be divided into 6 equal payments. Customers will be responsible for paying monthly the payment plan amount as well as the current monthly bill. This information was also included in the monthly newsletter.	
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: Amend City's Ordinance to include Utility Payment Plan.	
Result of City Council Decision: 	
Attachments: Copy of form letter sent to eligible customers.	

July 29, 2020

Name

Address

MOUNT HOLLY, NC 28120

Account Number:

Service Address:

Dear Mount Holly Citizen;

The City of Mount Holly realizes that many of our customers are facing unusual financial hardships as a result of the COVID-19 pandemic. That's why we've taken several measures to help lessen the strain. As of March 31, 2020, the City suspended all utility shut-offs, late fees and reconnection fees following Governor Roy Cooper's Executive Orders 124 and 142. The Executive Orders will expire July 29, 2020.

Customers with outstanding balances at the end of this grace period were enrolled in a six (6) month, interest-free payment plan for any balances accumulated during the effective period of March 31, 2020 through July 29, 2020.

As of July 29, 2020 your outstanding balance totaled (outstanding amount) Your monthly installment payment of (payment amount) will be due on the 16th of the month by 5pm (if the 16th falls on a weekend or holiday, payments are due the prior business day).

Payment plans do NOT cover new monthly bills, charges, fees, etc. and all new bills are due and payable on or before the due date.

Failure to pay the installment payment and/or to pay the current balance due by 26th of the month by 5pm (if the 26th falls on a weekend or holiday, payments are due the prior business day) may result in disconnection of service. Payment plans will automatically cancel if payment installment AND/OR current bills are not paid on or before the due dates. Disconnected services will require payment of the full balance prior to reconnection.

During these unprecedented times, the City of Mount Holly is eager to assist any citizen in need of help to navigate through the payment plan process. In an effort to add clarity to the above referenced payment plan, the City's utility billing customer service representatives are available to answer any questions that you may have at utilitybilling@mtholly.us or 704-827-3931.

Thanks,

Utility Billing

utilitybilling@mtholly.us

**City of Mount Holly
Mount Holly City Council Meeting
Monday, March 9, 2020
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 David Moore	Miles Braswell, Assistant City Manager
Councilwoman Phyllis Harris	Ryan Baker, Fire Chief
Councilman Charles McCorkle	Tony Walker, Streets and Solid Waste Director
Councilman Jeff Meadows	Dave Johnson, Utilities Director/City Engineer
Councilwoman Christina Pawlish	Don Roper, Chief of Police
Councilwoman Lauren Shoemaker	Greg Beal, Planning Director
Kemp Michael, City Attorney	Africa Otis, Finance Director

Invocation

Pastor Shannon Williams of Finish Line Christian Center gave the invocation

Pledge of Allegiance

Boy Scout Troop 59 led attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Hough advised that there are no changes to the agenda. Councilwoman Harris made a motion to approve the agenda as presented. Councilwoman Pawlish seconded the motion. All council members voted in favor. (Motion carried)

CONSENT AGENDA

1. Approval of Liens for Clearing of Grass and Weeds
 - 5070 Clearwater Lake Road
 - 102 Price Street
 - 124 Oakland Road
 - 807 Noles Drive
 - 105 Vance Street
 - 205 Fite Road
2. Approval of Budget Amendment to recognize revenue from Duke Energy for the Carolina Thread Trail Project
3. Approval of Budget Amendment for Appraisal Services
4. Approval of Budget Amendment for the Broker Fee for the Lease at 420 East Central Avenue
5. Approval of Budget Amendment to Appropriate Fund Balance for Storm Damage
6. Approval of a Letter of Credit reduction for River Park Phase 4
7. Approval of the Meadowbrook Phase 2 Financial Guarantee Release
8. Approval of a Resolution Declaring Surplus Property
9. Approval of Imagery on Mountain Island Phase 2, Maps 1-3 Final Plat
10. Approval of River Park Phase 6 Final Plat
11. Approval of the Traffic Control Request Policy and Fee—*moved to Old Business*
12. Approval of the minutes from December 9, 2019 Council Meeting

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

PRESENTATIONS

1. Presentation of Mount Holly Athletic Association Donation for a Batting Cage at Tuckaseege Park and Approval of Budget Amendment to Recognize the Revenue *Connor Sisk*

Mr. Sisk came before the Council and advised that the Mount Holly Athletic Association has agreed to donate \$12,500 for a batting cage at Tuck Park. There was discussion in regard to a possible shortfall. Council agreed they fully support the project and did not want to hold up the process. Councilman Meadows made a motion to accept the donation from the Mount Holly Athletic Association in the amount of \$12,500 with 15% to cover any shortfall in funding and approve the budget amendment recognizing the revenue. Councilwoman Harris seconded the motion. All Council Members voted in favor. (Motion carried)

At this time Councilman Meadows made a motion to move consent agenda item #11 *Approval of the Traffic Control Request Policy and Fee* to Old Business. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

2. Special Recognition Resolution

Mayor Hough and the City Council presented Mr. Henry Massey with a resolution and a key to the City for his continued service on the Parks and Recreation Commission.

3. Recognition of Ida Rankin Student for winning the Aviation Art Contest

Mayor Hough and the city Council recognized Beckham Clawson, a local Ida Rankin student for winning 1st place in the Aviation Art Contest.

PUBLIC HEARING

1. Public Hearing to adopt Feasibility Study EB-5749

Mr DuPont gave a brief history of the project and advised that adoption of the study would bind the City to any type of financial obligations. Mayor Pro Tem Moore made a motion to open up the Public Hearing. Councilwoman Shoemaker seconded the motion. Motion carried. With no one signed up to speak, Councilman Meadows made a motion to close the public hearing. Councilwoman Shoemaker seconded the motion. Motion carried. Councilman Meadows made a motion to approve the Feasibility Study EB-5749. Councilwoman Shoemaker seconded the motion. Motion carried.

2. Public Hearing for a text amendment to amend Article 7, Note 5 Multifamily, Mixed-use, Apartments and townhome/condominium dwellings

Mr. DuPont advised that the proposed is a recommendation from the Strategic Visioning Plan. He advised that the objective of the changes is to provide a document that is easy to read and follow. The Planning Commission made a recommendation with one change as noted in the packet. Councilwoman Shoemaker made a motion to open up the Public Hearing. Councilman Meadows seconded the motion. Motion carried. With no one signed up to speak, Councilman Meadows made a motion to close the public hearing. Councilman McCorkle seconded the motion. Motion carried. Councilman Meadows had concerns in regard to the height restrictions and advised that it should be 50 ft. Councilman Meadows advised that he would like to be supportive of the concept but is afraid of the unintended consequences.

3. Public Hearing for the Parks and Recreation Master Plan

Councilwoman Shoemaker made a motion to open up the Public Hearing. Councilman Meadows seconded the motion. Motion carried. With no one signed up to speak, Councilman Meadows made a motion to close the public hearing. Councilwoman Shoemaker seconded the motion. Motion carried. Councilman Meadows made a motion to adopt the Parks and Recreation Master Plan. Councilwoman Harris seconded the motion. Motion carried.

4. Public Hearing, regarding a request by Eastwood Homes, for a rezoning of Tax Parcel ID #'s 202122, 181227, 202690, 181214, 225889, 199264 and 180092 from R-1 and RS-12 Gaston County to Conditional District Residential. (Hunter's Ridge) ***postponed until May 11, 2020 Council Meeting***

Councilwoman Harris made a motion to continue the public hearing at the May 11, 2020 Council Meeting. Councilwoman Shoemaker seconded the motion. Motion carried.

5. Public Hearing, regarding a request by Eastwood Homes, for Annexation into the City Limits of Mount Holly for Tax Parcel ID #'s 202122, 181227, 202690, 181214, 225889, 199264 and 180092 (Hunter's Ridge) *postponed until May 11, 2020 Council Meeting*

Councilwoman Shoemaker made a motion to continue the public hearing at the May 11, 2020 Council Meeting. Mayor Pro Tem Moore seconded the motion. Motion carried.

OLD BUSINESS

1. Approval of the Traffic Control Request Policy and Fee

Councilman Meadows advised that he pulled this item from the consent agenda because he has an issue with the fee. Councilman Meadows made a motion to approve with no fee. Councilwoman Shoemaker seconded the motion. Motion carried.

NEW BUSINESS

1. Consideration and Approval of an Amendment to City Code of Laws for Chapter 9, Housing, Section 9.39 Minimum Standards of Fitness for terminating utilities

Councilman Meadows made a motion to approve. Councilwoman Shoemaker seconded the motion. Motion carried.

2. Consideration and Approval of the Award of Contract to the Low Bidder for the Mount Holly Police Department Roof Replacement Project

Councilwoman Harris made a award the bid to Radco Construction and SKA Consulting Engineers in the amount of \$235,526. Mayor Pro Tem Moore seconded the motion. Motion carried.

3. Consideration and Approval of Master Service Agreement - Property Broker

There were some unanswered questions and confusion in regard to the agreement and whey it wasn't a standardized form therefore the Council agreed to move this item to the work session for further discussion.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilwoman Pawlish made the motion to adjourn the March 9, 2020 Council Meeting. Councilman McCorkle seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 8:02 p.m.

PRESENTATIONS

PUBLIC HEARINGS



City of Mount Holly Action Agenda Item

To: City Council
Greg Beal, Economic Development

Date: August 6, 2020

From: Coordinator, Planning Director

Meeting Date: August 10, 2020

Agenda Item to be considered: Public hearing to consider a rezoning of 530 East Central Avenue, Tax Parcel ID # 203235 & # 203236 from B-3 Conditional Use to B-1 Central Business District in the Downtown Gateway Overlay District

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request:

The owner, Charles Guignard, for the Old Train Depot had the property rezoned to B-3 General Business Conditional Use in 2003, which limits use of the property currently and is frankly, incompatible to the surrounding B-1 Downtown Gateway Overlay District rezoning. He has applied for rezoning his property to B-1 within the established overlay.

In 2003, A Conditional Use Permit (CUP) was approved by City Council in a rezoning from H-1 Heavy Industrial to B-3 General Business Conditional Use. I have attached that CUP for your reference, and as you can see, there are several more-intense uses that are currently allowed on the property, including septic tank services and truck and utility trailer rental.

In 2009, the City rezoned the surrounding area to B-1 Central Business District and established the Downtown Gateway Overlay District. The Old Train Depot property was left out of the rezoning because of the existing conditional use permit.

The property owner is not bound to relay plans for the future as this is a general rezoning request. No conditions can be placed on the rezoning, but there are a table of uses and architectural standards established in the B-1 Downtown Gateway Overlay District, to which the property owner would have adhere.

Staff only received one phone call on the rezoning, as notices were sent out to adjacent property owners and the property was posted. A Clariant official, Ms. Erin Russell, stated that they had no concerns with the rezoning, but company reps had relayed that they would like to see some safety measures in place around the spur line for the railroad.

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 City Council to rezone these two properties at 530 East Central Avenue from B-3 Conditional Use to B-1 Central Business District in the Downtown Gateway Overlay District.

Result of City Council Decision:

Attachments: 1) Application 2) Survey 3) Conditional Use Permit 4) Gateway Map

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

Date Filed: July 3, 2020 Application Number: 7-3-20A

The undersigned does (do) hereby respectfully make the application and request to the City of Mount Holly to amend the Zoning Map of Mount Holly as hereinafter requested and in support of this application the following facts are shown:

1. The real property, sought to be rezoned, is owned in fee simple by:
Mount Holly Train Depot LLC

Address: P.O. Box 1766, Huntersville, NC 28070-1766
as evidenced by Deed Book 3798 on Page 0080 in the Gaston County Registry. There are no restrictions or covenants of record appearing in the chain of title, which would prohibit the property from being put to the use specified in Paragraph five (5) of this application.

2. The real property sought to be rezoned is located at/on
530 E Central Ave. on the Left or Right side of the E Central Ave.
(physical address) (circle one) (street)
between S Lee St. and S Alexander St. and has a Tax
(street) (street)

Listing of: Tax Parcel #203235 & 203236. Said lot(s) has (have) a frontage of 287 & 67 feet and is approximately 1.02 acres in size.

3. A complete legal description of the boundaries of said realty (to be completed by an attorney) is attached to this application along with a survey or tax map of said realty.

4. It is desired and requested that the real property herein described be rezoned from
B-3 General Business Conditional Use Zone to B-1 Central Business Downtown Zone
Gateway Overlay District

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

6. If the Conditional Use Rezoning is requested, it is proposed that the real property be put to the following use, with the following specific improvements including building sizes and proposed screening in accordance with the attached site plan as mentioned in Paragraph five (5).

N/A

7. Attached is a list of all the properties adjacent to the subject property including the owners' name(s) and address and tax book, map, and parcel number of each lot as shown on the Gaston County Tax Maps. Adjacent properties are considered all those immediately or diagonally adjacent to the subject property, including any properties immediately across any creeks, rivers, railroads, highways or other natural or man-made barriers.

Charles S. Guignard
Name of Applicant(s)

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

Applicant's Address: P.O. Box 1766, Huntersville, NC 28070-1766

Phone Number: 704-875-1407

Signature: Charles S. Guignard

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of \$ 300.00 (See Fee Schedule) at least 30 days prior to the Planning Commission meeting for initial consideration.

(FORMERLY FOURTH AVENUE)
SOUTH LEE STREET
60' PUBLIC RIGHT-OF-WAY

(FORMERLY FIFTH STREET)
EAST CATAMBA AVENUE
60' PUBLIC RIGHT-OF-WAY

(FORMERLY DEPOSE STREET)
EAST CENTRAL AVENUE
30' PUBLIC RIGHT-OF-WAY

(FORMERLY THIRD AVENUE)
SOUTH ALEXANDER STREET
60' PUBLIC RIGHT-OF-WAY

200' FREDMONT & NORTHERN RAILWAY COMPANY
SEE PAGE 105, PAGE 120

CLAYTON CORPORATION
L25 3000 37, PAGE 12
L25 3000 37, PAGE 12

**C.D. MASSEY &
H.H. MASSEY, JR.**
TRACTS 1, 2, 3 & SECOND PAGES
DEED 1904, PAGE 31 & 34
DEED 1904, PAGE 31 & 34
ONE SPOKE WHEEL
NO. 5300

- LOT 1
- LOT 2
- LOT 3
- LOT 4
- LOT 5
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- LOT 100



RECORD
RECD 2501, PAGE 788



ORDER GRANTING CONDITIONAL USE

Res#10-13-03 A

WHEREAS, Mr. Charles Guignard has filed a petition for rezoning of a vacant tract of land, approximately 0.25 acres in size, known as Tract #1 on a survey prepared by R.B. Pharr & Associates P.A., dated August 14, 2001, approved by the Planning Director and formerly known as the Old Piedmont & Northern Train Depot, said tract being identified by the address of 530 East Central Avenue; and

WHEREAS, Mr. Charles Guignard is requesting that the property be zoned B-3 CU, General Business Conditional Use; and

WHEREAS, the Mount Holly Planning Commission and City Council have conducted public hearings to consider the rezoning request, said hearings being held on October 6, 2003 and October 13, 2003, respectively; and

WHEREAS, the City Council on October 13, 2003, after properly rezoning said property, made the following affirmative findings:

- A. The uses requested is among those listed as an eligible Permitted or Conditional Use in the District in which the subject property is located or is to be located;
- B. That the Conditional Use will not materially endanger the public health or safety if located where proposed and developed according to the plan as proposed;
- C. That the Conditional Use meets all required conditions and specifications;
- D. That the Conditional Use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
- E. That the location and character of the Conditional Use if developed according to the plan as proposed will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Mount Holly and its environs.

NOW, THEREFORE, based upon the above findings, the City Council hereby grants a Conditional Use Permit for the herein described property, contingent upon the following conditions:

1. That the property be developed according to plan, as prepared by C. Clark Neilson, surveyor for R.B. Pharr & Associates, P.A., dated August 14, 2001, File No. W-2707A and Job No. 59331,
as shown on attached Exhibit A
2. That only the submitted list of uses/be applied to the subject property.
3. That outside storage not be allowed on the premises.

IN WITNESS WHEREOF, the City of Mount Holly has caused this instrument to be executed in its name as evidence of granting said Conditional Use Permit.

CITY OF MOUNT HOLLY



Mayor

ATTEST:



City Manager

Section 14.5 Special Provisions for Conditional Use Districts and Conditional Use Permits

Proposals for rezoning to any Conditional Use District shall always be accompanied by a request for a Conditional Use Permit. Such proposals and requests shall be processed and considered in the same procedure as conventional rezoning proposals, except as otherwise set forth herein, and the voting shall be the same as that required for zoning matters.

Any proposal for Conditional Use District rezoning and its accompanying request for a Conditional Use Permit shall be heard and considered simultaneously. If the City Council should determine that the property involved in the proposal should be rezoned and the Conditional Use Permit issued, it shall adopt an Ordinance rezoning the property and authorizing the issuance of the Conditional Use Permit. Otherwise the proposal shall be denied.

In granting a Conditional Use Permit, the City Council shall make the following affirmative findings:

- .A The Use requested is among those listed as an eligible Permitted or Conditional Use in the District in which the subject property is located or is to be located.
- .B That the Conditional Use will not materially endanger the public health or safety if located where proposed and developed according to the plan as proposed;
- .C That the Conditional Use meets all required conditions and specifications;
- .D That the Conditional Use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
- .E That the location and character of the Conditional Use if developed according to the plan as proposed will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Mount Holly and its environs.

In granting a Conditional Use Permit, the City Council may impose such additional restrictions and requirements upon such Permit as it may deem necessary in order that the purpose and intent of this Ordinance are served, public welfare secured and substantial justice done. If all requirements and conditions are accepted by the applicant, the City Council shall authorize the issuance of the Conditional Use Permit, otherwise the Permit shall be denied.

**REZONING APPLICATION
MOUNT HOLLY, NORTH CAROLINA**

**Mount Holly Train Depot, LLC.
530 East Central Avenue**

CONDITIONAL USES

Business, Professional and Personal Services:

- Accounting, Auditing, or Bookkeeping
- Administrative or Management Services
- Advertising Agencies or Representatives
- Other Agencies & Offices Rendering Specialized Services
- Automobile parking lots & facilities
- Automobile rental or leasing
- Automobile washing facilities
- Banking, Loan Office or Investment Houses
- Barber and Beauty shops
- Building maintenance services
- Chiropractor Offices
- Clothing alterations or repairs
- Communicative facilities including radio & television broadcasting
- Computer maintenance and repair
- Computer Services
- Contractors' Offices (with no storage)
- Convenience food stores
- Dental Offices & Laboratories
- Doctors' Offices & Laboratories
- Dry cleaning & laundry facilities
- Economic, sociologic or educational research
- Employment agencies, personnel agencies
- Equipment rental & leasing
- Equipment repairs, light
- Exterminating services
- Finance or Loan Offices
- Fraternal Organizations
- Insurance Agencies
- Internal service facilities incidental to permitted uses
- Laundromats
- Law Offices
- Locksmith shops, including repair
- Medical, dental or related offices
- Medical or dental laboratories
- Motion picture production

Business, Professional and Personal Services (continued):

- Non commercial research organizations
- Office not classified elsewhere
- Optometrists & Ophthalmologists
- Photocopying & duplicating services
- Photo finishing laboratory
- Photography studio
- Picture framing shop
- Psychologists' offices
- Real Estate offices
- Refrigerator or large appliance repair
- Rehabilitation or counseling services
- Repair shops not classified elsewhere
- Research, development or testing services
- Septic tank service
- Shoe repair or shoeshine shops
- Stock, security, or commodity brokers
- Structures & uses clearly incidental to a permitted use
- Tanning salons
- Taxidermists
- Travel Agencies
- Truck & Utility trailer rental, sale & leasing light
- Upholstering & furniture refinishing
- Utility company offices
- Veterinary services
- Watch or jewelry repair shops

Retail Trade Uses:

- Antique shops
- Apparel sales
- Appliance sales & service
- Art studios & galleries
- Arts & craft sales
- Bakeries, retail
- Bicycle sales & repair
- Book stores
- Camera & Photography sales & service
- Candy stores
- Catalogue stores
- Clothing shops
- Computer sales
- Drug stores & pharmacies
- Electronic product sales
- Fabric or piece goods store

Retail Trade Uses (continued):

- Farmers or produce markets
- Flea market
- Floor covering, drapery or upholstery
- Florist shop
- Furniture sales
- Furniture repair & upholstery
- Gift, novelty & souvenir shop
- Hobby & toy stores
- Home furnishings, misc.
- Jewelry sales & repair
- Leather goods sales
- Lighting goods sales
- Miscellaneous retail sales
- Music stores, instrument dealers & repairs
- Newsstands
- Office supply store
- Optical goods sales
- Pet stores
- Restaurants
- Restaurants (no drive-thru), 36 seats or less
- Retail sales & service not classified elsewhere & where all retail sales & services are conducted within an enclosed building
- Shoe sales and/or repair
- Sporting goods stores
- Tobacco stores
- Video tape rental & sales
- Woodworking shops, retail

Wholesale Trade Uses:

- Apparel, piece goods & notions
- Bakeries; wholesale
- Books, periodicals & newspapers
- Courier service, central facility
- Courier service substation
- Drugs & sundries
- Durable goods, other
- Electrical goods
- Flowers, nursery stock & florist supplies
- Furniture & Home furnishings
- Groceries & related products
- Hardware
- Jewelry, watches, precious stones & metals
- Lumber & other construction materials
- Market showrooms

Wholesale Trade Uses:

Metals & minerals
Motor vehicles parts & supplies
Paints & varnishes
Paper & paper products
Plastics materials
Professional & commercial equipment & supplies
Sporting & recreational goods & supplies
Tobacco & tobacco products
Toys & hobby goods & supplies
Wallpaper & paint brushes



City of Mount Holly Action Agenda Item

To: City Council

Date: 8-6-2020

From: Brandon Livingston

Meeting Date: 8-10-2020

Agenda Item to be considered: Public hearing to consider a rezoning of 720 South Main Street, Tax Parcel #124491 and #124475 from B-2 Neighborhood Business to B-3 General Business.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: An application was received by staff requesting a rezoning by Donna Machi. This is to rezone a combined 0.95-acre tracts of land at 720 South Main Street, Tax Parcel #124491 and Tax Parcel #124475 from B-2 Neighborhood Business to B-3 General Business for a restaurant with drive-thru.

The Future Land Use Map identifies this area as a Neighborhood Center and supports this type of rezoning. The rezoning is promoted through the adopted Land Use Plan due to the need for economic development infill in this area with restaurant and other commercial opportunities.

Planning Commission voted unanimously in support of a recommendation to City Council for the rezoning request during their August 3, 2020 meeting.

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:

1. Staff supports the approval by City Council for the zoning amendment to B-3 General Business.

Result of City Council Decision:

Attachments:

1. Application
2. Zoning Maps of the property
3. Statement of Consistency with Land Use Plan
4. Neighborhood Center Map
5. Future Land Use Map

REZONING APPLICATION
CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: 7/10/2020 Application Number: 07102020A

The undersigned does (do) hereby respectfully make the application and request to the City of Mount Holly to amend the Zoning Map of Mount Holly as hereinafter requested and in support of this application the following facts are shown:

1. The real property, sought to be rezoned, is owned in fee simple by:
Freddy and Martha White Trust

Address: 720 S. Main St., Mount Holly, NC 28120
as evidenced by Deed Book 008E on Page 1457 in the Gaston County Registry. There are no restrictions or covenants of record appearing in the chain of title, which would prohibit the property from being put to the use specified in Paragraph five (5) of this application.

2. The real property sought to be rezoned is located at/on
720 S. Main St., Mount Holly, NC 28120 on the Left or Right side of the S. Main St.
(physical address) (circle one) (street)
between Carey Ave and Rankin Ave, and has a Tax
(street) (street)

Listing of: Tax Parcel # 124491 & 124475. Said lot(s) has (have) a frontage of 156 feet and is approximately 0.96 acres in size.

3. A complete legal description of the boundaries of said realty (to be completed by an attorney) is attached to this application along with a survey or tax map of said realty.

4. It is desired and requested that the real property herein described be rezoned from
B2 Zone to B3 Zone.

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

6. If the Conditional Use Rezoning is requested, it is proposed that the real property be put to the following use, with the following specific improvements including building sizes and proposed screening in accordance with the attached site plan as mentioned in Paragraph five (5).

7. Attached is a list of all the properties adjacent to the subject property including the owners' name(s) and address and tax book, map, and parcel number of each lot as shown on the Gaston County Tax Maps. Adjacent properties are considered all those immediately or diagonally adjacent to the subject property, including any properties immediately across any creeks, rivers, railroads, highways or other natural or man-made barriers.

Donna Machi

Name of Applicant(s) _____

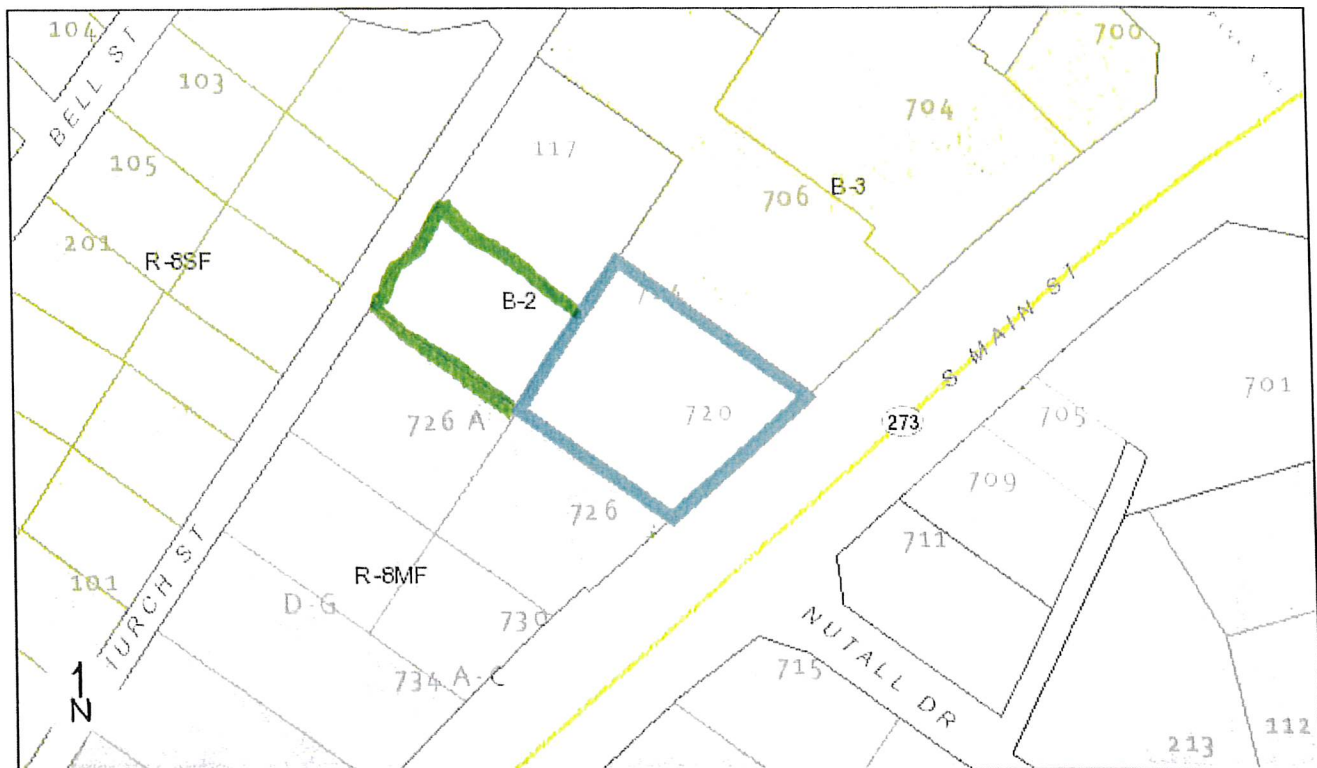
Interest of Applicant in Subject Realty:
(Must be the owner if requesting
Conditional Use Rezoning)

Applicant's Address: 144 Twin Sisters Lane, Mooresville NC 28117

Phone Number: 913-768-3546

Signature: Donna Machi

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of \$ 300 (See Fee Schedule) at least 30 days prior to the Planning Commission meeting for initial consideration.



124491 05/28/2014

Primary Property Address

720 S MAIN ST MOUNT HOLLY, NC 28120

Tax Information

PARCEL #: 124491

PIN #: 3596659917

CURRENT OWNERS: MARTHA P WHITE
TRUST & FREDDIE W WHITE TRUST

MAILING ADDRESS: 623 SENTINEL OAK LN,
CHARLOTTE, NC 28214-8203

NBHD #: MH007

NBHD NAME: SPRING CROSSING

TOWNSHIP: RIVER BEND TOWNSHIP

LEGAL DESC: R F RANKIN L 80-84,P/110-114
03 017 109 00 000 & 108

Tax Information

DEED BOOK: 008E PAGE: 1457

DEED RECORDING DATE: 12/21/2008

SALES AMOUNT: \$0

PLAT BOOK: 003 PAGE: 074

STRUCTURE TYPE: RANCH

YEAR BUILT: 1952

SQUARE FOOTAGE: 1260

BASEMENT: NO

BED: 2 BATH: 1 HALF-BATH: 1

MULTI-STRUCTURES: YES

ACREAGE: 0.61

TAX DISTRICT: MOUNT HOLLY CITY

VOLUNTARY AG DISTRICT: NO

PROPERTY USE: COMMERCIAL

Tax Values

MARKET LAND VALUE: \$128,100

MARKET IMPR. VALUE: \$81,780

MARKET VALUE: \$209,880

FARM DISCOUNT: NO

EXEMPTION: NO

TAXABLE VALUE: \$209,880

Election Information

PRECINCT NAME: MT HOLY II

POLLING PLACE: CORNERSTONE FAMILY
WORSHIP

POLLING ADDRESS: 709 RANKIN AVENUE

WARD #:

CONGRESS REPRESENTATIVE: PATRICK
MCHENRY

CONGRESSIONAL DISTRICT: 5

HOUSE REPRESENTATIVE: JOHN A.
TORBETT

HOUSE DISTRICT: 108

SENATOR: KATHY HARRINGTON

SENATE DISTRICT: 43

Parcel Information

CITY LIMITS: MT HOLLY

ETJ: NOT IN ETJ

POLICE DISTRICT: MOUNT HOLLY

FIRE DISTRICT: MOUNT HOLLY

FLOOD:

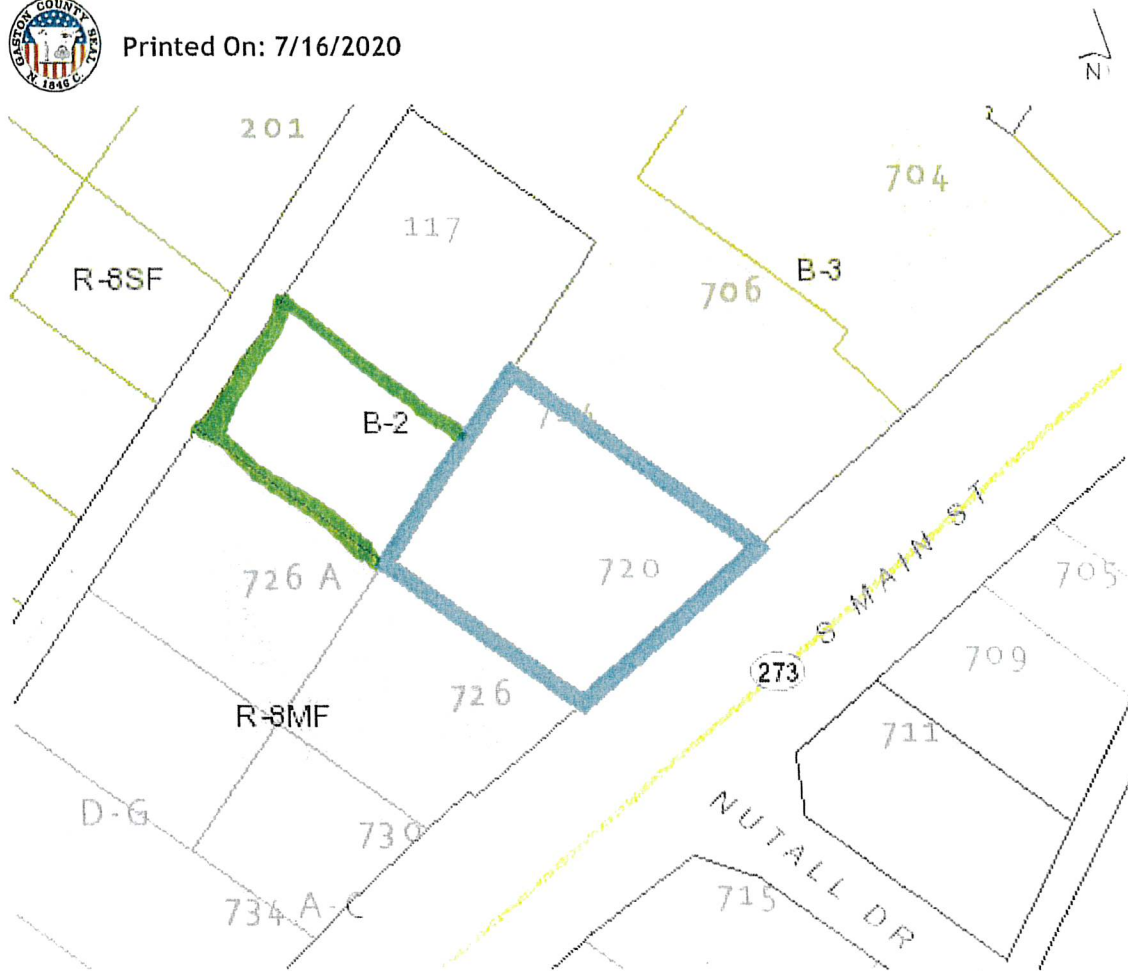
LOCAL WATERSHED: CATAWBA HEIGHTS

CENSUS TRACT: 311.02

Disclaimer: The information provided is not to be considered as a legal document or description. The map & parcel data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2019. - Document created for printing on 7/16/2020



Printed On: 7/16/2020



Disclaimer: The information provided is not to be considered as a Legal Document or Description.
The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2019.



Statement of Consistency

In considering the request associated with petition 07-10-2020A, an amendment of the Zoning Map to allow a rezoning of 720 South Main Street, Tax Parcel #124491, and Tax Parcel #124475. The Mount Holly Planning Commission finds the petition to be a reasonable request and in the public interest. It further finds it to be consistent with the Land Use Plan because:

- It promotes the adopted Land Use Plan that identifies the need for economic development infill opportunities in neighborhood centers with restaurants.

This finding(s) is supported by a 9 - 0 vote by the Mount Holly Planning Commission during its August 3, 2020 meeting.

Myron H. Buzza
Chair, Planning Commission

8-3-2020
Date

NEIGHBORHOOD CENTER

Neighborhood Centers are smaller-scale, mixed-use areas suitable for locations that maximize the market potential of nearby residences and traffic along thoroughfares. These centers incorporate a variety of residential uses developed around a concentration of retail and commercial uses that leverage major transportation corridors that travel through the centers. The scale of a Neighborhood Center will depend on market dynamics and the purchasing power of surrounding neighborhoods.

Intent

- Incorporate neighborhood-serving commercial uses (e.g., grocery stores, restaurants, shops, and services) in a nodal design.
- Offer a different development style with a service area of one to two miles.
- Encourage higher-density residential uses, such as small lot single family homes, townhomes, and apartments, in proximity to neighborhood-scale retail.

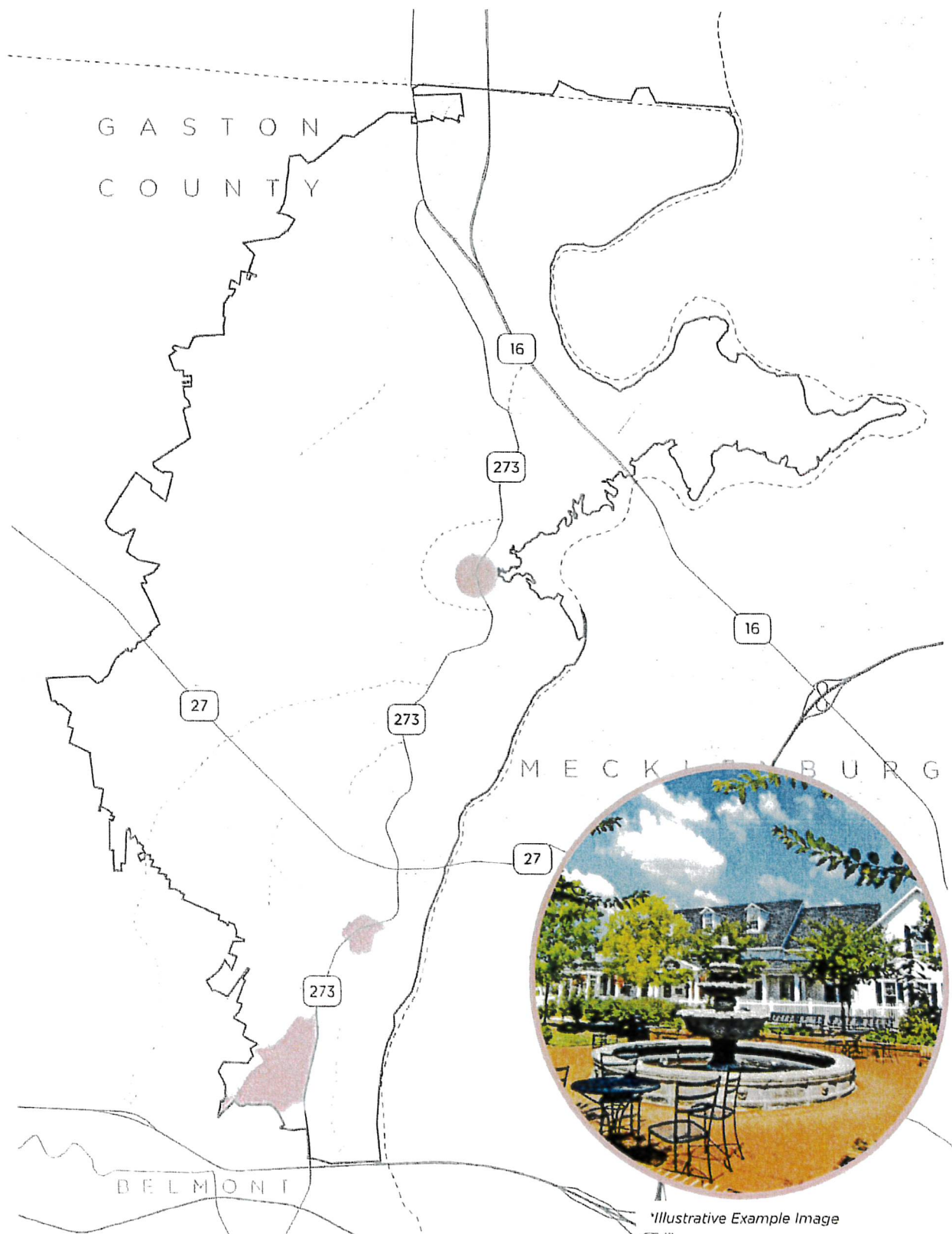
Mix of Uses

NC 16 & NC 273	Retail Office Service
Sandy Ford & NC 273	Retail Office Service Light Manufacturing
South Main & Tuckaseegee	Retail Office Service
Catawba Heights	Retail Office Service

Characteristics

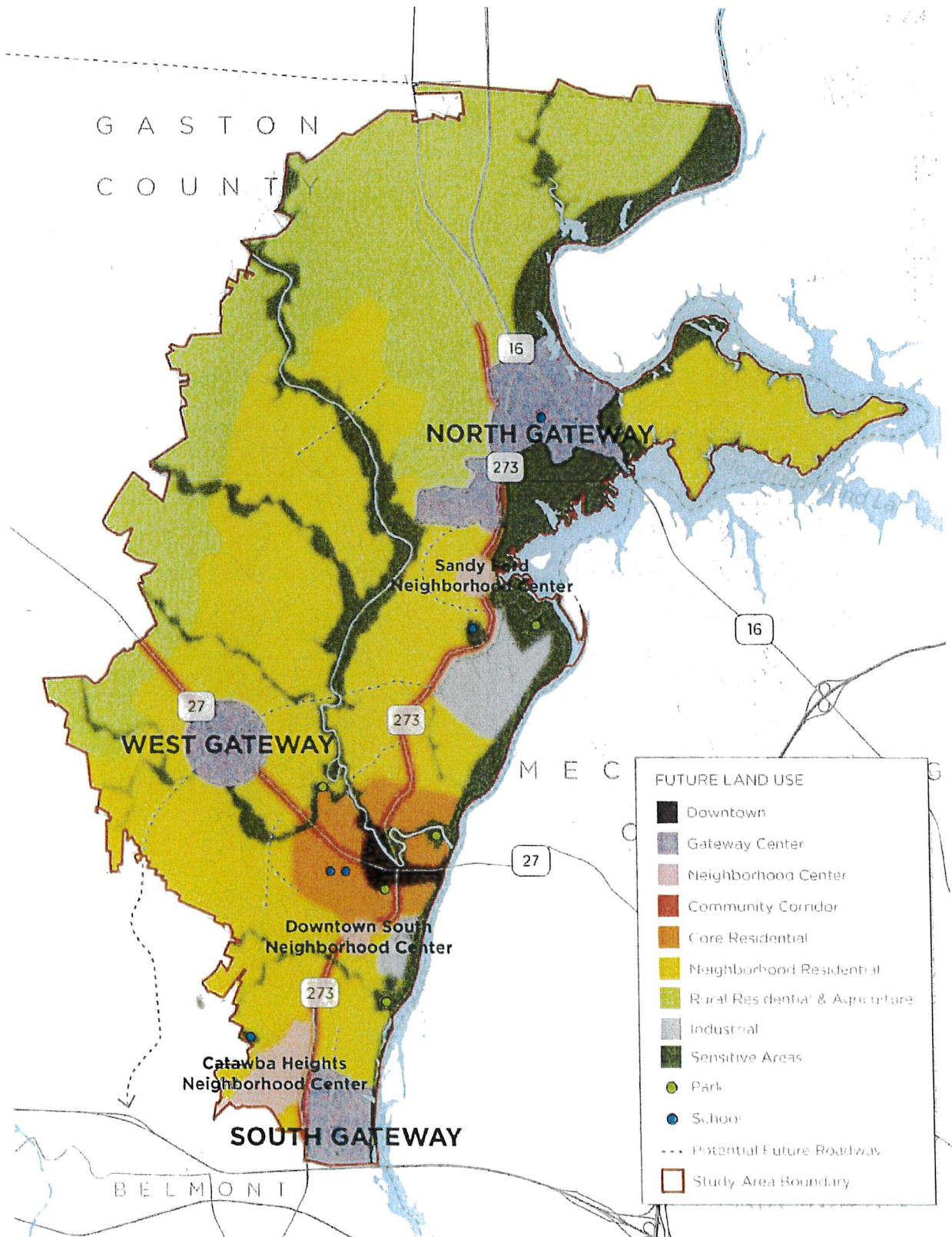
Land Use	Building Form	Fronting public street
	Building Height (typical)	35' to 50'
	Residential Density	Varies by center
	Non-Residential Intensity	25-70%
	Lot Coverage (typical)	50%
Transportation	Transportation Options	Auto, Bicycle, Pedestrian
	Access & Connectivity	Limit Curb Cuts
	Parking Provision	On-Site, Side & Rear

PLACE TYPE LOCATION MAP



Illustrative Example Image

FUTURE LAND USE MAP





City of Mount Holly Action Agenda Item

To: City Council	Date: August 6, 2020
From: Jonathan Wilson	Meeting Date: August 10, 2020
Agenda Item to be considered: Public Hearing, regarding a request by Hopper Communities, for a rezoning of Tax Parcel ID 220906, 78.13 acres, from R-1 Gaston County to Single Family Conditional District.	
Will this require a public hearing? ☒ YES ☐ NO	
Background/Purpose of Request: This item was brought before the City Council and Planning Commission in April 2019 and City Council approved the zoning contingent upon the execution of an Annexation Agreement. Below you will find the same agenda form that was presented to City Council in April of 2019 which details all of the project information, including the previous Planning Commission comments and recommendation. The plan presented at the August 3, 2020 Planning Commission meeting and attached to this action form is the same plan that was presented to City Council in April 2019 and approved contingent upon an annexation agreement. Due to the applicant changing the legal ownership of the property to a different LLC the previous annexation petition was denied by City Council and therefore, the applicant must start the process over.	
Information from Previous Agenda Form: City Staff has been working with Hopper Communities, LLC who submitted a rezoning request for the above parcel. The parcel is located under Gaston County Jurisdiction and zoned R-1. The property is approximately 78.13 acres in size. The applicant wishes to rezone the properties to a Conditional District zoning district to include Single Family Residential as detached homes and amenities. The applicant will be requesting permission to develop up to 135 single family homes.	
Lot Dimensions & Setbacks: The developed lots would have a minimum lot size of 8,400 square feet with the following lot setback requirements: • Lot Width: 60 feet • Front Yard: 20 feet (From Right-of-way) • Side Yard: 6 feet • Side Yard (Corner): 10 feet (From Right-of-way) • Rear Yard: 20 feet • Building Height: 35 feet	
Open Space & Amenities: The applicant is providing approximately 38 acres of common open space. The applicant is required to provide a minimum of 6.75 acres of usable common open space which was arrived at by the equation of the number of lots divided by 20 which equals 6.75. The applicant is proposing to provide a tree save area of approximately 26.5 acres (34%) throughout the overall development. Additionally, the applicant is proposing the following amenities to be located in the usable common open space: a small playground, natural surface trails throughout the development and selective park benches. The natural trail is	

proposed to be five (5) feet in width and consist of four (4) inches of either mulch or pinestraw. The trail system will be marked according to the City's Trail Marking Ordinance, Section 3.12, Neighborhood Recreation Sites – Emergency Response Requirements for Trail Systems. Additionally, the applicant is proposing an eight (8) foot wide sidewalk along Highway 27 along the property frontage of Highway 27. It is important to note here that the City considers Highway 27 a major thoroughfare and the Zoning Ordinance requires that new development along a major thoroughfare for the constructed sidewalk to be eight (8) feet in width.

Additionally, the applicant has increased the buffer between the proposed development and the Green Acres neighborhood, which was a concern from those property owners at the previous public hearing. This buffer has been increased to 40 feet along the side of 106 Green Acres and 30 feet along the rear.

Architectural Elements:

The applicant is proposing a mixture of materials to be permitted. The requested materials are brick and tile masonry; efis/stucco (only in small accent or decorative uses or on foundation walls, not as a primary wall material) smooth or sand finish only; native or synthetic stone; fiber-cement siding with vinyl inside/outside corners; vinyl siding will not be permitted as a wall facing material. The roofs shall be gables or hips and shall be clad in asphalt shingles or standing seam metal. The front elevations shall have at a minimum one gable facing the street. Identical front elevations shall not be constructed side by side on the same street, additionally, variations to color changes will be required for side-by-side homes. Homes may be constructed as slab on grade with a minimum of an eighteen (18) inch boarder from final grade with brick or stone on the front and side elevations. If a front porch of at least fifty (50) square feet is not provided then the front elevation shall be required to have a covered stoop at the front door or accents of brick or stone on the front façade. All homes shall have an enclosed garage for at least two (2) vehicles. Garage doors shall have an architectural feature of either being two single doors or if single door the door will be carriage style or include an architectural feature such as a window. Front loaded garage doors shall not project more than two (2) feet in front of the front building plane of the structure (inclusive of porch).

Transportation Impact Analysis:

The applicant did go through the City's Traffic Impact Analysis which was conducted by Kimley Horn, the City's on-call Transportation Engineers. The TIA recommended the following:

1. Northbound right-turn lane along NC 27 with a minimum of 100 feet of storage. The applicant has agreed to this.
2. Sidewalk along the east side of NC 27 between Green Acres Road and Cottonwood Drive (approximately 2,600 linear feet). The applicant has only agreed to construct a eight (8) foot sidewalk along their property frontage along NC 27, as noted above.
3. Sidewalk along Cottonwood Drive between NC 27 and Azalea Trail (approximately 2,000 linear feet). The applicant is not proposing to construct this recommendation. Staff would support not requiring this sidewalk since the site access #2 onto Azalea Trail has not been converted to an emergency access only. However, if this sidewalk is not required, Staff would request the City to amend the Comprehensive Pedestrian Plan to remove this recommendation from the plan.

4. Sidewalk along Azalea Trail between Cottonwood Drive and Access 2 (approximately 450 linear feet). The applicant is not proposing to construct this recommendation. Staff would support not requiring this sidewalk if the above sidewalk requirement is not required.
5. Portion of the planned South Stanley Creek Greenway adjacent to proposed site should be incorporated into the site plan as determined by GCLMPO and City of Mount Holly Staff. Applicant should coordinate with these agencies to determine the appropriate alignment and cross-section of this greenway. The applicant is proposing to dedicate a twenty (20) foot easement on the north of the property along the South Stanley Creek for the City/County to construct the greenway as needed in the future. Staff would like to request that the developer construct this greenway through their property and connect it to their planned internal greenway network.

The applicant is proposing to have the right-turn lane, sidewalk along the property frontage constructed prior to the platting of the 50th lot, which the City is in agreement with.

Vision Plan Compatibility for Residential Annexations:

The Strategic Vision Plan has Design Guidelines for Voluntary Annexations which Staff believes should be incorporated into the Conditional District Zoning Site Plan. The applicant is not meeting the requirements of the Design Guidelines for Voluntary Annexations from the Strategic Vision Plan however these guidelines are enforced via a quid-pro-quo process. Staff believes that under this premise the applicant is fulfilling the Design Guidelines for Voluntary Annexations from the Strategic Vision Plan.

Public Involvement Meeting Summary:

A Public Involvement Meeting was held on Tuesday, June 23, 2020 from 4:00 P.M. to 6:00 P.M. Notices of the public involvement meeting were mailed to forty-five (45) properties that are within two-hundred and fifty (250) feet of the properties, a newspaper ad was placed in the Gaston Gazette and the property was posted in two locations along NC 27 Highway and on Azalea Trail notifying the public of the meeting. There were eleven (11) persons who attended the public involvement meeting. Staff and the applicant received comments from those who attended the meeting regarding the potential traffic impact from the proposed development to the Cottonwood Community. A few of the attendees were also concerned that they could be affected by the annexation, if there were to be City water connection available to the Cottonwood residents, the architectural elements of the home as well as the impact to the County's school system. Staff and the developer addressed as many of the comments and questions as possible at the meeting as well as Staff have followed up with several residents since the meeting. As a result of one of the major concerns the City has agreed to allow the connection to Azalea Trail to be emergency access only.

Planning Commission Public Hearing (August 3, 2020):

One individual spoke at the public hearing requesting that the buffer be upheld surrounding 106 Green Acres and once this was clarified by staff the individual was satisfied.

Staff believes that the developer has met all of the additional conditions presented at the Planning Commission meeting.

Additionally, the applicant is requesting annexation for Tax Parcel ID 220906 in which the request will be heard by City Council.

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 to City Council to approve the Conditional District Zoning plan as presented and that the rezoning is consistent with the intent of the Land Development Plan.

Result of City Council Decision:

Attachments:

1. Rezoning Application
2. Conditional District Site Plan
3. Supplemental information from the Transportation Impact Analysis
4. Future Land Use Map

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

Date Filed: 2020-05-22 Application Number: _____

The undersigned does (do) hereby respectfully make the application and request to the City of Mount Holly to amend the Zoning Map of Mount Holly as hereinafter requested and in support of this application the following facts are shown:

1. The real property sought to be rezoned, is owned in fee simple by:

HC ALEXANDER PLACE, LLC

Address: 1616 CLEVELAND AVE. CHARLOTTE, NC 28203

as evidenced by Deed Book 5108 on Page 834 in the Gaston County Registry. There are no restrictions or covenants of record appearing in the chain of title, which would prohibit the property from being put to the use specified in Paragraph five (5) of this application.

2. The real property sought to be rezoned is located at/on 1500 Charles Raper Jonas Hwy on the Left ~~Right~~ side of the Road
(physical address) (circle one) (street)

between Cottonwood Drive and Green Acres Road, and has a Tax
(street) (street)

Listing of: Tax Book _____, Map _____, Parcel 220906 Said lot(s) has (have) a frontage of 1,040 feet and is approximately 78.13 acres in size.

3. A complete legal description of the boundaries of said realty (to be completed by an attorney) is attached to this application along with a survey or tax map of said realty.

4. It is desired and requested that the real property herein described be rezoned from R-1 (Gaston) Zone to Mt. Holly "Residential Zone.
Conditional District"

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

6. If the Conditional Use Rezoning is requested, it is proposed that the real property be put to the following use, with the following specific improvements including building sizes and proposed screening in accordance with the attached site plan as mentioned in Paragraph five (5).

Approximately 131 (135 max) lots single family subdivision, requesting annexation, appropriate zoning and utilities from Mount Holly.

7. Attached is a list of all the properties adjacent to the subject property including the owners' name(s) and address and tax book, map, and parcel number of each lot as shown on the Gaston County Tax Maps. Adjacent properties are considered all those immediately or diagonally adjacent to the subject property, including any properties immediately across any creeks, rivers, railroads, highways or other natural or man-made barriers.

J. Bart Hopper / HC Alexander Place, LLC
Name of Applicant(s)

Owner

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

Applicant's Address: 1616 CLEVELAND AVE. CHARLOTTE, NC 28203

Phone Number: 704-805-4801

Signature: [Signature]

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of \$800.00 (See Fee Schedule) at least 15 days prior to the Planning Commission meeting for initial consideration.

10.0 Mitigation Improvements

Based on the vehicular, pedestrian and bicycle operations analyses performed at each of the identified study intersections, along with review of the auxiliary turn-lane warrants and crash analyses contained herein, the following improvements are identified to mitigate the impact of the proposed development on the surrounding transportation infrastructure:

NC 27 (Charles Raper Jonas Highway) and Access 1

- Single westbound egress and single ingress lane along Access 1
- Northbound right-turn lane along NC 27 (Charles Raper Jonas Highway) with a minimum of 100 feet of storage

Azalea Trail and Access 2

- Single westbound egress and single ingress lane along Access 2

Study Area Pedestrian and Bicycle Improvements

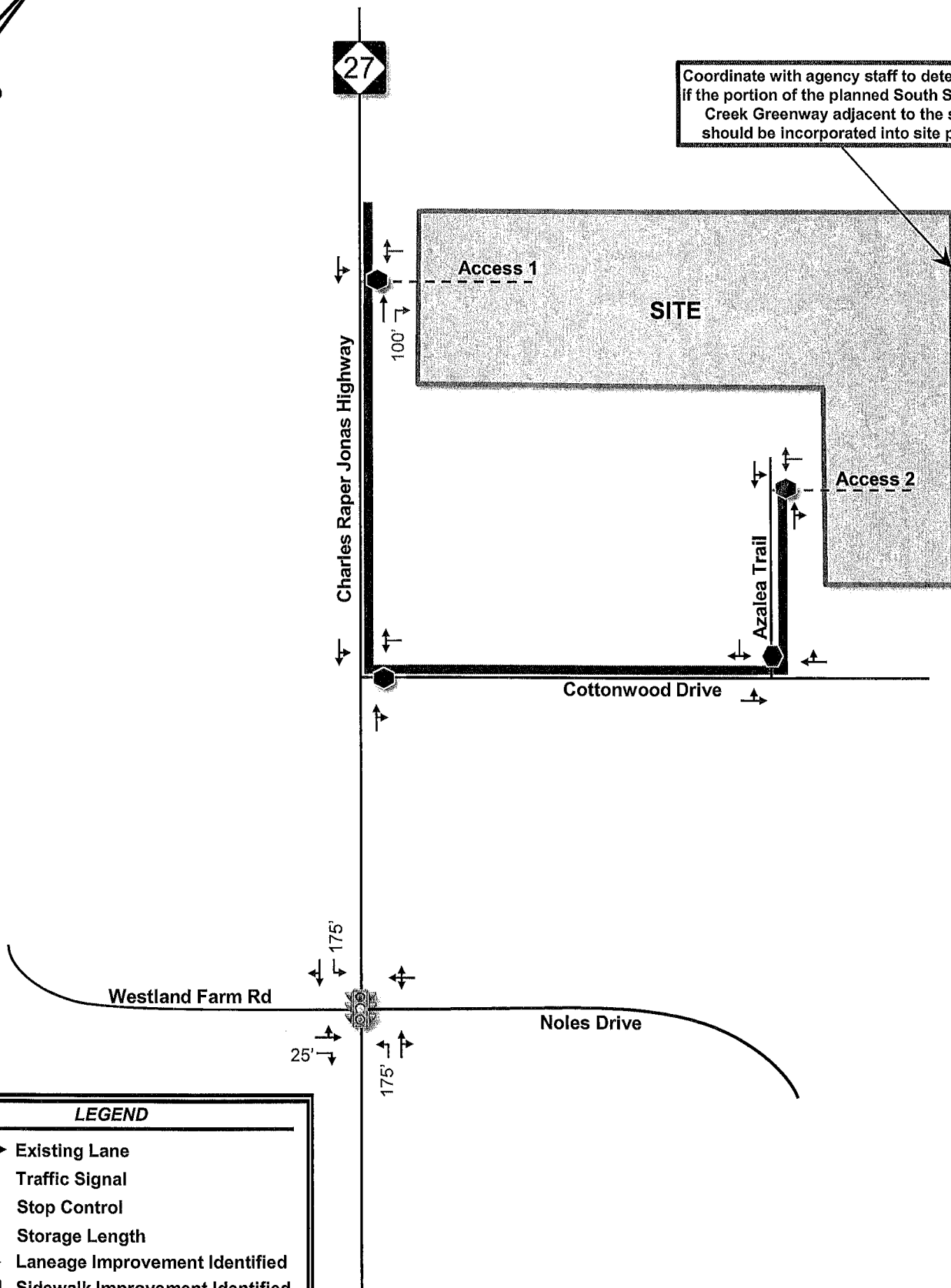
- Sidewalk along the east side of NC 27 (Charles Raper Jonas Highway) between Green Acres Road and Cottonwood Drive (approximately 2,600 linear feet)
- Sidewalk along Cottonwood Drive between NC 27 (Charles Raper Jonas Highway) and Azalea Trail (approximately 2,000 linear feet)
- Sidewalk along Azalea Trail between Cottonwood Drive and Access 2 (approximately 450 linear feet)
- Portion of the planned South Stanley Creek Greenway adjacent to proposed site should be incorporated into the site plan as determined by GCLMPO and City of Mount Holly staff; Applicant should coordinate with these agencies early in the site planning phase to determine the appropriate alignment and cross-section of this greenway.

The mitigation improvements identified within the study area are shown in **Figure 10.1**. The improvements shown on this figure are subject to approval by NCDOT and the City of Mount Holly. All additions and attachments to the State and City roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies.

NOT TO
SCALE

27

Coordinate with agency staff to determine if the portion of the planned South Stanley Creek Greenway adjacent to the site should be incorporated into site plan



LEGEND

- Existing Lane
- Traffic Signal
- Stop Control
- X' Storage Length
- Laneage Improvement Identified
- Sidewalk Improvement Identified

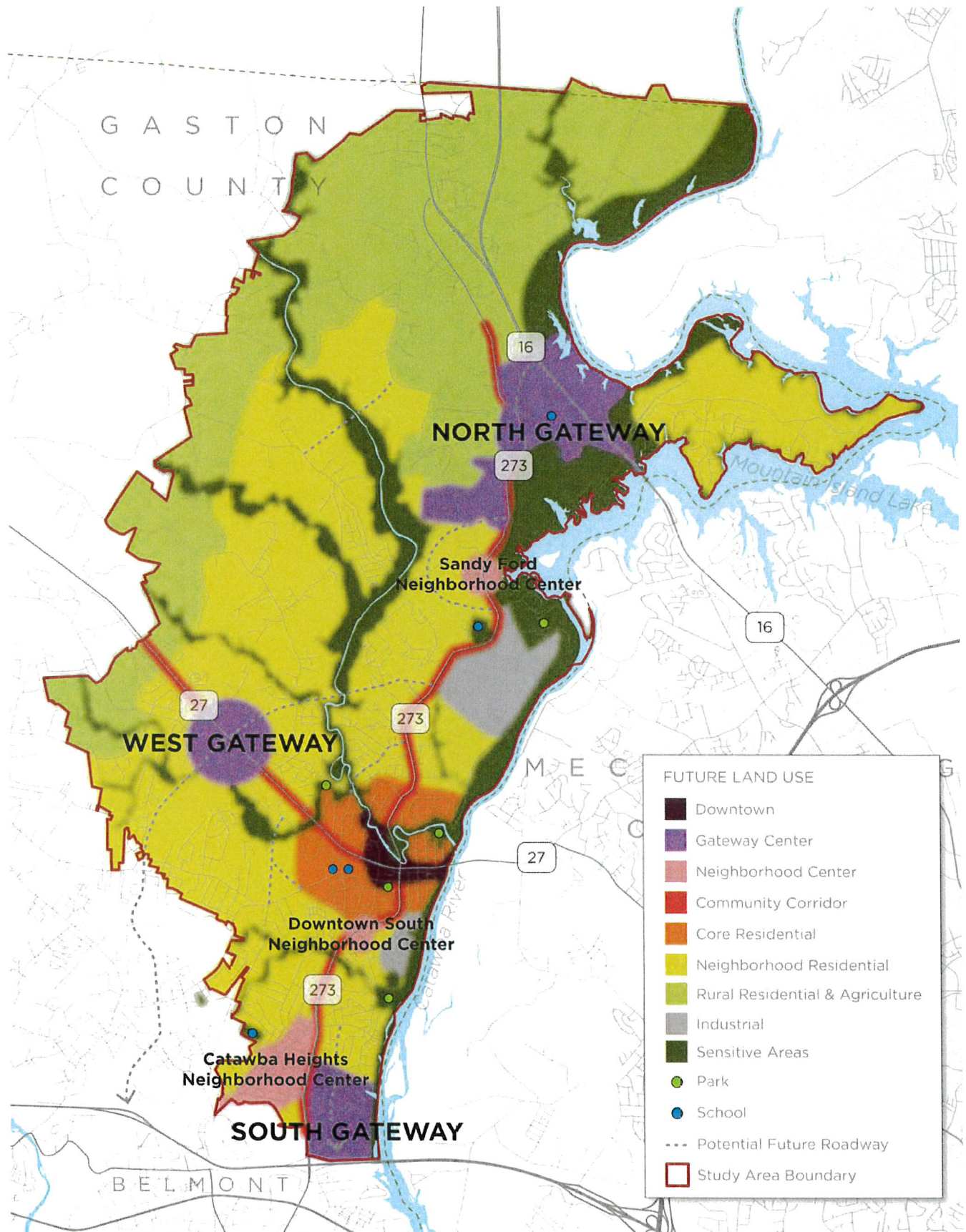
Kimley»Horn

Jonas Site
Transportation Impact Analysis

Identified Mitigation
Improvements

Figure
10.1

FUTURE LAND USE MAP





City of Mount Holly Action Agenda Item

To: City Council From: Jonathan Wilson	Date: August 6, 2020 Meeting Date: August 10, 2020
Agenda Item to be considered: Annexation request regarding Gaston County Tax Parcel # 220906, 78.13 acres by Hopper Communities (HC Alexander LLC).	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: This property is currently located in Gaston County and the applicant is requesting annexation into the City of Mount Holly. If the annexation and conditional district zoning are approved then the development would consist of 133 single family homes. Staff has compiled a cost associated with providing the development with City Services on a yearly basis. This information is included in the agenda packet as Attachment 3. Staff has also compiled the potential revenue associated with this development if it were to be annexed into the City of Mount Holly. This information is included in the agenda packet as Attachment 4. Please note that this information is an estimate. The cost of services is based on the current cost of services provided to Mount Holly Citizens. The estimated revenue is based on a conservative estimation of property values. The estimated cost of services and anticipated revenues are based on the development as a whole.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: Staff recommends approving the annexation request contingent upon an approved Conditional District Zoning Site Plan and executing a mutually agreeable annexation agreement.	
Result of City Council Decision: _____	
Attachments: 1. Annexation Petition 2. Annexation Survey 3. Cost to provide City Services 4. Anticipated Revenue from Development	



CITY of MOUNT HOLLY

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

400 East Central Ave. Post Office Box 406, Mount Holly, NC 28120 704-827-3931 704-822-2933 fax www.mtholly.us

PETITION REQUESTING ANNEXATION FOR A
NON-CONTIGUOUS PROPERTY

This petition must have attached a survey of the proposed annexation area and a metes and bounds description.

Date: May 22, 2020

To the City Council of the City of Mount Holly:

1. The undersigned owner(s) of real property hereby petition for annexation to the City of Mount Holly of that area described on the Gaston County Tax Map as Parcel (s) 220906, and shown on the attached Survey. Said real property is further described by metes and bounds on the attached Exhibit A. (A survey as well as a metes and bounds description of the proposed annexation area must be attached and must show the nearest distance of the proposed annexation area to the city limits of Mount Holly and must also show the nearest distance of the proposed annexation area to the next closest city's limits.)
2. The area to be annexed is non-contiguous to the City of Mount Holly.
3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for this property. (If zoning vested rights are claimed, indicate below and attach proof.)

Property Owner Name	Property Owner Address	Vested Rights Declared? (yes or no)	Signature
HC Alexander Place, LLC	1616 Cleveland Ave. Charlotte, NC 28203	No	<i>J. Bart Hopper</i>

WARNING: THE TITLE TO THE SUBJECT PROPERTY CANNOT BE TRANSFERRED PRIOR TO THE COMPLETION OF THE ANNEXATION PROCESS (which is the Annexation Order adopted by the City Council) OR THE PROCEDURE WILL HAVE TO BE DONE OVER FROM THE BEGINNING.

Signature of Property Owner

J. Bart Hopper

Print Name: J. Bart Hopper / Manager

Phone Number: 704-805-4801

Email: bhopper@hoppercommunities.com

Signature of Property Owner

Printed Name: _____

Phone Number: _____

Email: _____

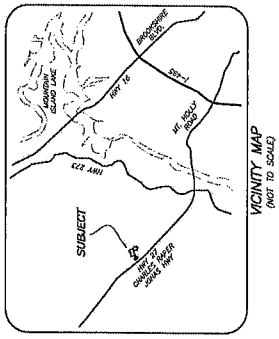
Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is an entity, please ensure the appropriate individual signs this petition on behalf of the entity and includes his or her title. Contact information for each property owner must be provided.

SURVEY NOTES

CLOSURE PERSON: THIS SURVEY WAS A CLOSURE SURVEY. THE PLAT IS BASED ON A FIELD SURVEY OF THE PROPERTY. THE PLAT IS BASED ON A FIELD SURVEY OF THE PROPERTY. THE PLAT IS BASED ON A FIELD SURVEY OF THE PROPERTY.

LEGON, STATEMENT: THE PROPERTY IS A PART OF A TRACT OF LAND, MORE OR LESS, AS SHOWN ON THE PLAT. THE PROPERTY IS A PART OF A TRACT OF LAND, MORE OR LESS, AS SHOWN ON THE PLAT.

CORPORATE OFFICE: CHASTAIN & ASSOCIATES, P.C. 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202



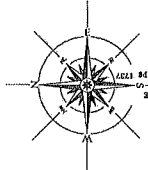
LEGEND

1	BOUNDARY	2	ADJACENT PROPERTY
3	ADJACENT PROPERTY	4	ADJACENT PROPERTY
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7	ADJACENT PROPERTY	8	ADJACENT PROPERTY
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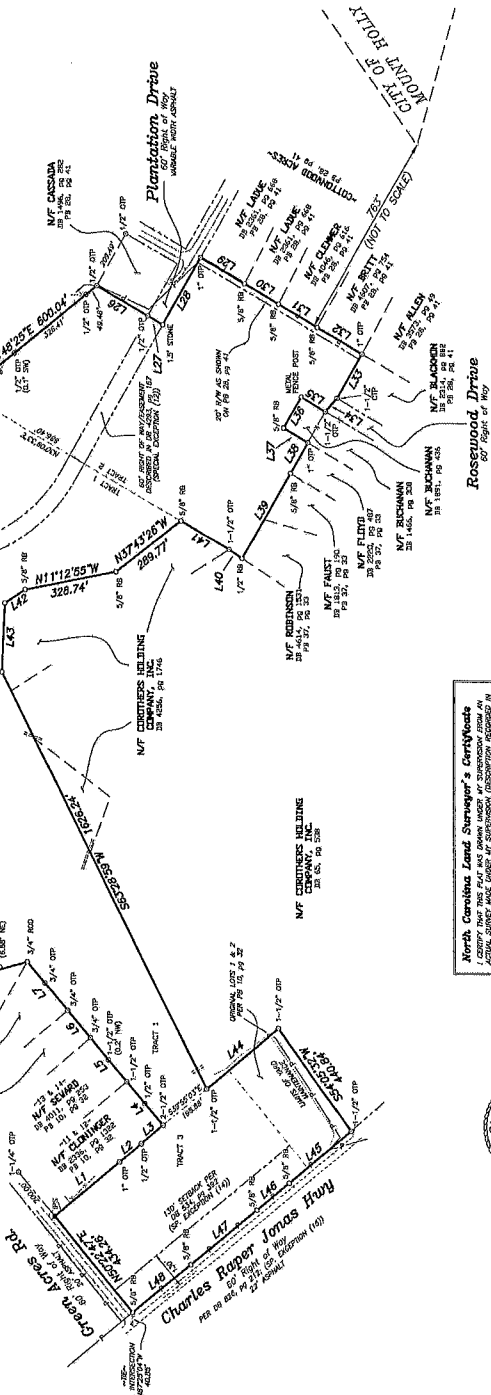
North Carolina Review Officer's Certificate

I, _____, Review Officer of _____, have reviewed the foregoing plat and find that it conforms to the requirements of the laws of the State of North Carolina.

Date: _____



78.13 Acres



North Carolina Land Surveyor's Certificate

I, _____, Land Surveyor of _____, have surveyed the foregoing plat and find that it conforms to the requirements of the laws of the State of North Carolina.

Date: _____



SURVEY PREPARED FOR:
 HC Alexander Plaza, LLC
 TOWNSHIP: _____
 COUNTY: GASTON STATE: NORTH CAROLINA
 DATE: AUGUST 21, 2012
 REVISION: MARCH 8, 2015, AUGUST 22, 2018
 SIZE: 11" x 17"
 GRAPHIC SCALE: 1" = 200'

CALL TABLE

Course	Bearing	Distance
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98	S 89° 59' 59" E	100.00
99	S 89° 59' 59" E	100.00
100	S 89° 59' 59" E	100.00

Chastain & Associates, P.C.
 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
 (303) 733-1111
 WWW.CHASTAINANDASSOCIATES.COM



TO: Mount Holly Mayor and City Council

FROM: Jonathan Wilson, Planner

DATE: April 3, 2019

RE: Cost of Services Analysis for Jonas Site Development

Parks and Recreation:

No additional cost would be anticipated by the Parks and Recreation Department if the development were annexed.

Police Department:

The service level for the Police Department can be addressed through the proposed departmental growth that has been discussed as part of a department strategic plan which includes increases in resources over a multi year period. Believes that the proposed increase will be sufficient to cover any additional calls for service associated with this annexation.

Fire Department:

On the effective date of annexation by the City of Mount Holly, all residents, businesses, and property owners in the annexation area will receive service on substantially the same basis and in the same manner of services that are provided in the rest of the City prior to annexation. The Jonas Site Property will be served by the Headquarters Station. The estimated call volume for this annexation once built could increase the call volume by one hundred (50) calls a year. This area will fall within the response time area within four (4) minutes. The Mount Holly Fire Department can serve this proposed annexation with the current station and staffing. There would be an increase in fuel and departmental supplies due to the increase in calls for service. **The estimated amount of increase would be four thousand dollars (\$2,500.00).**

Streets and Solid Waste:

Annexation Costs to the Department:

Disposal Fees:	\$6,729.75
	(\$5,580.90 = Refuse, \$666.90 = Recycling, \$481.95 = Yard Waste)
Capital:	\$14,850.00
	(135 Refuse Rollout Containers, 135 Recycling Rollout Containers, each @ \$55.00)
Total:	\$21,579.75

Planning and Development:

Current staffing levels could handle the increased workload for the planned development however with knowledge of future growth the department would need to hire evaluate the hiring of a full time planning officer which would be addressed through departmental growth in the yearly budget process.

Total General Fund Expenses: \$24,079.75

Engineering/Utilities:

The Utilities Department has calculated the following as the “Jonas Site Annexation Request – Annual Utilities Department Operation and Maintenance Cost:”

\$71,759.00

Total Enterprise Fund Expenses: \$71,759.00

Total Anticipated Expenses: \$95,838.75



TO: Mount Holly Mayor and City Council
FROM: Jonathan Wilson, Planning Project Manager
DATE: April 3, 2019
RE: Anticipated Revenue Analysis for Jonas Site Development

General Fund Revenues

Property Tax:

The Property Tax is calculated by taking the total average home value and dividing that number by one-hundred and multiplying by the current tax rate.

Average Home Value: Estimated at \$250,000 (conservative estimation)

Total Home Value for Development: $\$250,000 \times 135 = \$33,750,000.00$

Property Tax: $\$33,750,000.00 / 100 \times .53 = \underline{\$178,875.00}$

Personal Property Tax:

The Personal Property Tax is calculated by taking the real property tax value and multiplying it by the current rate of Mount Holly which is 8% and dividing it by one-hundred then multiplying by the current tax rate.

Home Value: \$33,750,000.00

Estimated percentage of homes that may have personal property: 0.08

Personal Property Tax: $\$33,750,000.00 \times 0.08 / 100 \times .53 = \underline{\$14,310.00}$

Sales and Use Tax:

The Sales Tax is calculated by taking the total home value and multiplying by the tax rate of 0.003.

Home Value: \$33,750,000.00

Estimated Sales Tax Rate Factor: 0.003

Sales Tax: $\$33,750,000.00 \times 0.003 = \underline{\$101,250.00}$

Beer & Wine Tax:

The Beer & Wine Tax is calculated by the total population multiplied by \$4.24 which is the per capita factor.

Population: $135 \times 2.6 = 351$

Per capita factor: \$4.24

Beer & Wine Tax: $351 \times \$4.24 = \underline{\$1,488.24}$

Powell Bill Funds:

The Powell Bill Funds are calculated based on the population multiplied by \$26.57 which is the per capita factor.

Population: 351

Per capita factor: \$26.57

Powell Bill Funds: $351 \times \$26.57 = \underline{\$9,326.07}$

Tipping Fees:

The Tipping Fees are calculated by the total number of homes multiplied by the current fees charged to customers. The City charges a rate of \$6.50 for solid waste and \$5.25 for recycling

Number of Homes: 135

Current Rate Total (Solid Waste & Recycling): \$11.75

Tipping Fees: $135 \times \$11.75 = \underline{\$1,586.25}$

Vehicle License Tag Tax:

The Vehicle License Tax is calculated by the number of vehicles multiplied by \$5.00 per vehicle.

Estimated Number of Vehicles: 2 per home

Per vehicle: \$5.00

Vehicle License Tax: $270 \times \$5.00 = \underline{1,350.00}$

Zoning Permit:

The City currently charges \$100.00 for a single family home zoning permit.

Zoning Permit Fee: \$13,500.00

Right-of-Way Permit:

The City currently charges \$25.00 for a residential Right-of-Way permit.

Right-of-Way Permit: \$3,375.00

Total Estimated General Fund Revenue: \$325,060.56

Enterprise Fund Revenues**Stormwater Fee:**

The City currently charges a fee of \$2.50 per home for stormwater management.

Monthly Stormwater Fee: \$337.50

Annual Stormwater Fee: \$4,050.00

Water Meter Fee:

The City currently charges a fee of \$300.00 per home for a ¾" water meter which is standard for a single family home.

Water Meter Fee: \$40,500.00

Water Capital Recovery Fee:

The City charges \$1,230.00 per home (¾" water service) which is standard for a single family home.

\$166,050.00

Sewer Capital Recovery Fee:

The City charges \$4,665.00 per home (4" sewer service) which is standard for a single family home.

\$629,775.00

Average Water & Sewer Revenue:

The average water & sewer usage per month is \$40.62.

Average Water and Sewer Monthly Total (for development): \$5,483.70

Average Water and Sewer Annual Revenue: \$65,804.40

Total Estimated Enterprise Fund Revenue: \$906,179.40

(This includes the yearly total for Stormwater Fees and Water & Sewer Bills)

Total Estimated Revenue (at build-out): \$1,231,239.96

OLD BUSINESS

MEMORANDUM

TO: City Council

FROM: Kemp Michael

RE: Abernathy/ Arbor Constr. ("Sycamore") annexation

DATE: August 6, 2020

The contiguous annexation for Sycamore was initiated by petition dated October 8, 2019 from Don E. Abernathy and wife, Rachel K. Abernathy. The Resolution Directing the Clerk to Certify the Sufficiency and the Clerk's Certificate of Sufficiency, along with the Call for Public Hearing were completed at the June 2020 council meeting. The public hearing was held at the July 2020 council meeting. If the Council chooses to move forward on this annexation, you will need to approve the Annexation Agreement, and adopt the Resolution to Extend Corporate Limits, both of which are included in the agenda packet.

NORTH CAROLINA
GASTON COUNTY

ANNEXATION AGREEMENT
AND SYSTEM DEVELOPMENT FEE
AGREEMENT,
"SYCAMORE"

THIS AGREEMENT, MADE and entered into this ____ day of _____ 20__, by and among the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, hereinafter called "City;" DON E. ABERNATHY and RACHEL K. ABERNATHY, citizens and residents of Mecklenburg County, North Carolina, hereinafter called "Petitioner;" and ARBOR CONSTRUCTION, LLC, a North Carolina Limited Liability Company, hereinafter called "Developer;" Petitioner and Developer collectively referred to hereinafter as "Applicants."

WITNESSETH:

WHEREAS, Petitioner has filed an annexation petition asking the City to annex approximately 10.614 acres of land (less portion already within the city limits) with a subdivision name of "Sycamore," hereinafter referred to as the "Property" or "Sycamore" as shown on a plat prepared by W Andrew Eades, dated June 6, 2020, and sealed on June 11, 2020, and entitled, "Annexation Map of Don E. Abernathy for Arbor Construction", said plat to be recorded in the office of the Gaston County Register of Deeds, upon successful Annexation, to which reference is hereby made for a further description; and,

WHEREAS, Petitioner intends to convey Sycamore, following its annexation by City, to Developer pursuant to a separate purchase and sale agreement subject to the terms therein; and,

WHEREAS, on October 8, 2019, Petitioner filed a petition requesting voluntary annexation of the Property, and also filed on March 18, 2020, an application for rezoning the Property in accordance with a conditional district zoning plan (the "Zoning Plan"); and

WHEREAS, a public hearing was held by the City on July 20, 2020, on the question of the annexation and rezoning of the Property; and,

WHEREAS, Developer desires to develop the Property and provide municipal services to the same as set forth herein; and,

WHEREAS, the terms of this Agreement are all contingent upon the successful annexation of the Property into the City of Mount Holly.

NOW, THEREFORE, based upon the terms and conditions set forth herein and in consideration of the sum of Ten Dollars (\$10.00) paid by Applicants to City, the parties do hereby agree as follows:

I. ANNEXATION AND REZONING

- A. Petitioner, as current owner of the Property, has submitted an annexation petition, as aforesaid, to City requesting voluntary annexation of the Property into the corporate limits of Mount Holly.
- B. Petitioner, filed an application with the City, as aforesaid, requesting that the Property be rezoned from R-1 Gaston County and R-20 Single Family to Conditional District Single Family in accordance with the Zoning Plan, which shall take effect upon the effective date of the Annexation as set forth in the Annexation Resolution.

- C. The City may vote upon the annexation of the Property upon approval of this Annexation Agreement.
- D. In the event that the annexation petition is denied by the City Council, this Agreement shall become null and void and the re-zoning petition shall be deemed withdrawn.
- E. Applicants understand and agree that upon and after the effective date of annexation, City may from time to time, if it shall elect, enact and enforce such zoning ordinances, subdivision ordinances, watershed ordinances, system development fees, tap fees, and meter setting fees, and such other ordinances affecting the Property as the City may deem to be in City's best interest.
- F. The Parties acknowledge that the requirements for the Conditional District Single Family Zoning are shown on the Zoning Plan, which is a drawing prepared by McKim & Creed dated July 15, 2020, entitled "Arbor Zoning Plan Sycamore," a copy of which is marked Exhibit "A" and attached hereto and incorporated herein by reference.

II. EXTENSION OF WATER LINES, FORCE MAINS, SEWER TRUNK LINES, AND ROAD IMPROVEMENTS

- A. City agrees to construct the following improvements (hereinafter called "City Improvements"):

Upgrades to Dutchman's Creek Pump Station, a portion of which are necessary and convenient to serve the Property and a portion of which are necessary and convenient to serve other areas of Mount Holly. The stipulated cost of the additional upgrades necessary to serve the Property, including the proportionate share of the engineering cost, is \$18,000.00. This payment shall be due from the Applicants to the City before the issuance of the first zoning permit by the City.

- B. Applicants agree to construct certain improvements ("Applicants' Improvements") prior to recording of the Phase I plat at its own expense, or in the alternative provide a financial guarantee to the City of 120% of the costs estimated by Applicants' Engineer and approved by the City, as follows:
 - 1. An extension of the existing 8" sewer line across the frontage of the proposed development to Craig Street, the approximate location of which is shown on the Zoning Plan.
 - 2. All other sewer systems proposed in the Zoning Plan and as required by the City of Mount Holly Subdivision and Land Development Ordinance.
- C. All Applicants Improvements will be built in accordance with plans and specifications (collectively, the "Applicants' Plans") to be prepared at Applicants' expense by a registered engineer licensed by the State of North Carolina and submitted for approval by the City and the applicable State agencies. Said plans and specifications shall comply with the standard detail requirements of City. City may employ its engineer to review the plans and assist City with all other engineering issues that may arise regarding project design and change orders. Applicants agree to reimburse City the reasonable costs of such engineering services. The final decision regarding the diameter, location, and linear feet of the sewer and water extensions shall be made by City.

- D. Upon completion of Applicants' Improvements to City's reasonable satisfaction, as certified by Applicants' engineer, City shall accept the same for maintenance (subject to Applicants' below warranty) and ownership shall vest in City. Applicants shall provide to City three "as built" drawings of all Applicants' Improvements. Applicants shall warrant all Applicants' Improvements, with the exception of the road improvements to be constructed by NCDOT (if any), to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by City and Applicants shall provide a financial guarantee of this warranty satisfactory to the City and in accordance with the terms of this Agreement.
- E. Any amounts to be reimbursed by Applicants to City or City to Applicants shall be payable in full within 60 days of billing.

III. PREREQUISITES TO DEVELOPMENT

The parties agree that prior to the effective date of annexation, Applicants may, if they choose, begin to construct Applicants' Improvements upon approval of the Applicants' Plans. However, Applicants agree that neither of them will seek any building permits for construction of any houses within the Property prior to any of the following: the effective date of annexation; the effective date of the passage of the Zoning Plan by City; the payment by Applicants to City of the stipulated sum of \$580.00, which is a sum of money representing the estimated amount of statutory debt assumption to be owed by the City to the rural fire department serving the annexed area; and completion of Applicants' Improvements or posting a financial guarantee as referred to in Section II, Subsection B, and as further described in Section V.

IV. DEVELOPMENT STANDARDS

- A. The development of Sycamore shall be in conformity with City's Subdivision and Land Development Ordinance, hereinafter "Subdivision Ordinance," and zoning ordinance, as hereinafter may be amended from time to time, state and federal regulations, and the terms of this Agreement. Applicants may submit subdivision plats for approval incrementally in accordance with City's Subdivision Ordinance and City may require such conditions upon the subdivision final plat approval as it may elect, which conditions may be in addition to but not inconsistent with the applicable zoning of Sycamore.
- B. Except as hereinafter set forth, it is agreed that owners of lots within Sycamore, including Applicants and their successor in interest and assigns, will be charged utility rates from City, including system development fees, and meter fees, at the same rates and fees as may be charged to other residences from time to time in the then current city limits of Mount Holly. Except as hereinafter set forth, owners and residents of Sycamore will not be charged municipal fees inconsistent with the fees charged to other similarly situated property owners and residents of Mount Holly. The parties agree that the lots within Sycamore shall be subject to system development fees in consideration of being annexed into the City of Mount Holly, thus acquiring municipal utilities. This fee requires that houses connecting to municipal water and sewer pay a buy-in fee at the time that service is requested. This system development fee shall be payable by contract as provided herein, notwithstanding that the City's System Development Fee Ordinance shall hereafter be deemed unenforceable and the fees uncollectable for

any reason. If the aforesaid ordinance shall hereafter be deemed unenforceable, then the fee assessed hereunder shall be in the amount of the last fee adopted by the City Council prior to the aforesaid ordinance becoming deemed unenforceable. All municipal services will be provided to Sycamore as required by the General Statutes of North Carolina and as provided generally to the citizens of Mount Holly. City warrants to Applicants that it has the current water and sewer treatment capacity ("Utility Treatment Capacity") to provide such services to thirty (30) residences and amenities as set forth in the Zoning Plan for this project, and that City will reserve such Utility Treatment Capacity as set forth herein in accordance with this Agreement and the ordinances of the City of Mount Holly. City's reservation of Utility Treatment Capacity for Sycamore will be for a period of Seven (7) years from the effective date of the Annexation ("Reservation Term"). Sycamore shall receive such Utility Treatment Capacity (without time limitation) for all lots within each subdivision plat that is submitted, approved, and recorded during the Reservation Term. For example, if Sycamore should obtain subdivision final plat approval and record such plat one month prior to the end of Sycamore's Reservation Term, then the lots contained in such plat will have reserved Utility Treatment Capacity at such time as residences shall be constructed and service shall be requested, subject to the payment of the System Development Fee as outlined above, even if the service is requested after the expiration of the Reservation Term. Sycamore may, at any time within its Reservation Term, apply in writing to the City Council for an extension of the Reservation Term giving the reasons for such request. In considering the request for the extension, the City Council will review the progress of construction within the subdivision plats previously approved and the remaining water and/or sewer treatment capacity at the time of the request. Such extension, if any, will be in the sole discretion of the City Council.

V. FINANCIAL GUARANTEE

- A. Prior to the approval of the Plat of Phase I, Applicants shall furnish to City a financial guarantee in the form of an evergreen letter of credit or payment or performance bond satisfactory to City in the amount equal to one hundred and twenty percent (120%) of Applicants' engineering estimate (which is approved by the City Engineer) of the Applicants' Improvements. The financial guarantee for the Applicants' Improvements shall be in an amount and in a form satisfactory to City. The Estimate will be signed and will have affixed the Engineer's Seal and will contain the following certification: "Engineer whose signature and seal appears hereon certifies to the City of Mount Holly that the Estimate of costs attached hereto has been given under seal and has been prepared by the Engineer in accordance with generally accepted engineering standards, but the Engineer does not guarantee such costs."
- B. In the event the above-mentioned financial guarantee or any portion thereof are redeemed by the City, all documents pertaining to engineering and design currently owned by either or both of the Applicants shall be relinquished to the City for its use.
- C. Applicants may convey Sycamore, or portions thereof, to their successors and assigns, but such conveyance shall be subject to the terms of this Agreement and the Zoning Plan and City shall retain such financial guarantee of Applicants as

originally provided hereunder until replaced by the equivalent financial guarantee of such subsequent owner.

- D. If Developer purchases Property, then Petitioner shall have no further obligations, liabilities, requirements, terms, or conditions under this Agreement.
- E. If Developer purchases Property but then fails to undertake or complete all of the Applicants' Improvements in a timely fashion, then City may redeem or make a claim upon the financial guarantee and complete the Applicants' Improvements.

VI. MISCELLANEOUS PROVISIONS

- A. This Agreement shall constitute an Agreement for the development of Sycamore which shall remain in effect notwithstanding transfer of ownership of Sycamore from and after the date of this Agreement and from and after the effective date of Annexation and shall run with the land. This Agreement shall be recorded at the Register of Deeds of Gaston County along with the Zoning Plan.
- B. None of the parties shall take any action with respect to a default under this Agreement, until the non-defaulting party has given written notice to the defaulting party and the defaulting party has failed to cure the default for a period of thirty (30) days after receipt of such notice.
- C. All notices required or desired to be given under this Agreement shall be in writing and either (a) hand-delivered, (b) sent by certified mail, return receipt requested, (c) sent via FedEx or similar overnight service, or (d) sent via electronic mail, so long as notice is also provided through either method (a), (b), or (c) as herein described. All notices shall be addressed to the party being noticed, and shall be deemed to have been given (i) when delivered, if by hand delivery, (ii) three (3) business days after deposit in a U.S. Post Office or official letter box, if sent by certified mail, (iii) one (1) business day after timely deposited in a FedEx or similar overnight service depository, or (iv) upon confirmation of receipt by sender if sent via electronic mail. All notices shall be delivered or sent prepaid for the specified service by the party giving notice, and shall be addressed as follows:

PETITIONER: Don E. Abernathy & Rachel K. Abernathy
4347 Woodlark Lane
Charlotte, North Carolina 28211

CITY: CITY OF MOUNT HOLLY
400 E. Central Ave.
Mount Holly, North Carolina 28120
Telephone No.: (704) 827-3931
Attn: Danny Jackson, City Manager
E-Mail: dannyjackson@motholly.us

Copy To: MICHAEL, ELTING, & ANDERS, PLLC
124 W. Catawba Ave.
Mount Holly, North Carolina 28120
Telephone No.: (704) 827-5897

Attn: Kemp A. Michael
E-Mail: office@mounthollylaw.com

DEVELOPER: Arbor Construction, LLC
4119-I Rose Lake Drive
Charlotte, North Carolina 28217
Attn: Brian Macuga

In Witness Whereof, the parties hereto have caused the due execution under seal of the foregoing Agreement by authority duly given, the day and year first above written.

CITY:
CITY OF MOUNT HOLLY

PETITIONER:

By: _____ (SEAL) _____ (SEAL)
Bryan M. Hough, Mayor Don E. Abernathy

Attest: _____ (SEAL)
Rachel K. Abernathy

Amy Miller, City Clerk

DEVELOPER:
ARBOR CONSTRUCTION, LLC

By: _____ (SEAL)
Name:
Title:

This instrument has been preaudited
in the manner required by G.S. 18B-702.

Amy Hollingsworth, Deputy Finance Officer

STATE OF NORTH CAROLINA
COUNTY OF GASTON

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that Amy Miller personally came before me this day and acknowledged that she is City Clerk of the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, and that by authority duly given and as the act of the City Council of the City of Mount Holly, NC, the foregoing instrument was signed in its name by Bryan M. Hough as its Mayor, sealed with its corporate seal, and attested by Amy Miller as its City Clerk.

Witness my hand and notarial seal, this _____ day of _____, 20__.

Notary Public
My commission expires: _____
(seal)

STATE OF _____

COUNTY OF _____

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that Don E. Abernathy and Rachel K. Abernathy personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this _____ day of _____, 2020.

Notary Public
My commission expires: _____
(seal)

STATE OF _____

COUNTY OF _____

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that (s)he is _____ of Arbor Construction, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the Company, the foregoing instrument was signed in its name by him/her on behalf of the said Company.

Witness my hand and notarial seal, this _____ day of _____, 2020.

Notary Public
My commission expires: _____
(seal)

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF MOUNT HOLLY, NORTH CAROLINA**

WHEREAS, the City Council of the City of Mount Holly has been petitioned under G.S. 160A-31 by Don E. Abernathy and Rachel K. Abernathy, to annex the area described below; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition, and a public hearing on the question of this annexation was held at the Mount Holly Municipal Complex at 6:30 PM on Monday, July 20, 2020, after due notice published in The Gaston Gazette on July 5, 2020; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Holly, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Mount Holly as of _____, 2020:

See attached sheet marked Exhibit "A" for a particular description by metes and bounds incorporated herein by reference.

Section 2. Upon and after _____, 2020, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mount Holly and shall be entitled to the same privileges and benefits as other parts of the City of Mount Holly. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Mount Holly shall cause to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this _____ day of August, 2020.

Mayor

ATTEST:

APPROVED AS TO FORM:

Clerk

City Attorney



AREA COMPUTED BY COORDINATE METHOD.

LEGAL DESCRIPTION

[illegible]

SURVEYORS CERTIFICATE

WE, ANDREW EDWARDS, CERTIFY THAT THE PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN EXAMINATION OF THE RECORDS OF THE SUPERVISOR, DEEDS, RECORDS, RECORDED IN BOOK AND PAGE AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE SURVEY WAS MADE IN ACCORDANCE WITH TITLE 10, CHAPTER 35, SECTION 160 OF THE NORTH CAROLINA ADMINISTRATIVE CODE.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW ROAD OR SURVEY LINE.

W. Andrew Eades
 Doping agent by W. Andrew Eades
 (M) 111111 Andrew Eades, a.s.
 email:andrew@andrew-eades.com

DATE: 06-11-20

ANDREW EADES P151-3413

PROJECT # : 07818-0001
PROJ. SVR : WAE
DRAWN BY : WEH/PAS
FIELD BK.
COMP. FILE : 07818-0001 ANNEXATION
SHEET # : 1 OF 1

ANNEXATION MAP
OF

DON E. ABERNATHY

FOR
ARBOR CONSTRUCTION

DATE: JUNE 6, 2020
SCALE: 1" = 100'

MOUNT HOLLY
 GASTON COUNTY
 NORTH CAROLINA

DATE:

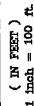
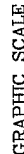
Internet Site: <http://www.mckimcreed.com>

DWG. № : 07818-0001 ANNEXATION



McKIM & CREED

8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704)841-2588, Fax (704)841-2567
E-1222

Internet Site: <http://www.mckimcreed.com>

BEGINNING AT A COMPUTED POINT IN THE CENTERLINE OF THE INTERSECTION OF CRAIG STREET AND WEST CHARLOTTE AVENUE, SAID POINT HAVING NORTH CAROLINA GRID COORDINATES (NAD 83) OF N: 573794.25 E: 1392936.45 AND BEING THE NORTHEASTERN CORNER OF DON E. ABERNATHY AS RECORDED IN DEED BOOK 4674 PAGE 777 AND RUNS THENCE FROM THE POINT OF BEGINNING WITH THE CENTERLINE OF WEST CHARLOTTE AVENUE S 45° 31' 14" E 349.59' TO A COMPUTED POINT; THENCE LEAVING THE CENTERLINE OF WEST CHARLOTTE AVENUE S 1° 2' 47" E 42.26' TO AN IRON REBAR FOUND ON THE WESTERN RIGHT OF WAY OF WEST CHARLOTTE AVENUE; THENCE S 1° 2' 47" E 31.90' TO A COMPUTED POINT ON THE MOUNT HOLLY JURISDICTIONAL LINE; THENCE WITH THE MOUNT HOLLY JURISDICTIONAL LINE S 33° 58' 27" W 897.81' TO A COMPUTED POINT IN THE CENTERLINE OF THE CSX RAILROAD RIGHT OF WAY; THENCE WITH THE CENTERLINE OF THE CSX RAILROAD RIGHT OF WAY N 39° 9' 15" W 539.75' TO A COMPUTED POINT; THENCE LEAVING THE CENTERLINE OF THE CSX RAILROAD RIGHT OF WAY N 55° 14' 28" E 100.29' TO AN IRON REBAR FOUND ON THE EASTERN CSX RAILROAD RIGHT OF WAY; THENCE N 55° 14' 28" E 99.71' TO AN IRON REBAR; THENCE N 39° 9' 32" W 202.93' TO A PK NAIL FOUND IN THE CENTERLINE OF CRAIG STREET RIGHT OF WAY; THENCE WITH THE CENTERLINE OF CRAIG STREET THE FOLLOWING SIX (6) CALLS: 1) N 57° 16' 16" E 151.83' TO A POINT; 2) THENCE N 57° 10' 22" E 103.95' TO A POINT; 3) THENCE N 56° 31' 40" E 126.40' TO A POINT; 4) THENCE N 54° 58' 36" E 106.87' TO A POINT; 5) THENCE N 54° 38' 18" E 96.55' TO A POINT; 6) N 54° 54' 17" E 84.08' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 10.614 ACRES, MORE OR LESS.

NEW BUSINESS

MEMORANDUM

TO: City Council

FROM: Kemp Michael

RE: HC Alexander Place, LLC ("Azalea Ridge") annexation

DATE: August 6, 2020

This non-contiguous annexation for Azalea Ridge was previously the Jonas annexation, but because of a change of ownership it was begun again by petition dated May 22, 2020 from HC Alexander Place, LLC. The Resolution Directing the Clerk to Certify the Sufficiency and the Clerk's Certificate of Sufficiency, along with the Call for Public Hearing were completed at the July 2020 council meeting. The public hearing is being held at this month's August 10, 2020 Council meeting. If the Council chooses to move forward on this annexation, you will also need to approve the Annexation Agreement, and adopt the Resolution to Extend Corporate Limits, both of which are included in the agenda packet.

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF MOUNT HOLLY, NORTH CAROLINA**

WHEREAS, the City Council of the City of Mount Holly has been petitioned under G.S. 160A-58 through 160A-58.8 to annex the area described below; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Mount Holly Municipal Complex at 7:00 PM on Monday, August 10, 2020, after due notice published in The Gaston Gazette on _____, 2020; and

WHEREAS, the City Council finds and determines that:

- (i) The area described in the petition meets all of the standards set out in G.S. 160A-58.1(b),
- (ii) the petition bears the signatures of all the owners of real property within the area proposed for annexation (except those not required to sign by GS 160A-58.1(a)),
- (iii) The petition is otherwise valid, and
- (iv) The public health, safety and welfare of the inhabitants of Mount Holly and of the area proposed for annexation will best be served by annexation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Holly, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58 through 160A-58.8, the following described territory is hereby annexed and made part of the City of Mount Holly as of _____, 2020:

See attached sheet marked Exhibit "A" for a particular description by metes and bounds incorporated herein by reference.

Section 2. Upon and after _____, 2020, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mount Holly and shall be entitled to the same privileges and benefits as other parts of the City of Mount Holly. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Mount Holly shall cause to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this _____ day of August, 2020.

Mayor

ATTEST:

APPROVED AS TO FORM:

Clerk

City Attorney

NORTH CAROLINA
GASTON COUNTY

ANNEXATION AGREEMENT
AND SYSTEM DEVELOPMENT FEE AGREEMENT

THIS AGREEMENT, MADE and entered into this ____ day of _____ 2020, by and among the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, hereinafter called "City;" HC ALEXANDER PLACE, LLC, a North Carolina Limited Liability Company (successor in interest to REO Funding Solutions III, LLC, see Deed recorded in Book 5045, page 138, and to Charles Jonas Hwy Properties, LLC, see Deed recorded in Book 5108, Page 934), hereinafter called "Petitioner;" and Hopper Communities, Inc., a North Carolina corporation, hereinafter called "Developer", (Petitioner and Developer collectively referred to hereinafter as "Applicants").

WITNESSETH:

WHEREAS, Petitioner has filed an Annexation Petition asking the City to annex approximately 78.13 acres of land, hereinafter referred to as the "Property" or "Azalea Ridge" (proposed subdivision name of "Azalea Ridge"), as shown on a plat prepared by Chastain & Associates, PC dated August 21, 2012, revised March 8, 2019, and August 22, 2019, a copy of said Plat being attached hereto and marked as Exhibit "A"; and,

WHEREAS, on May 22, 2020, Petitioner filed a petition requesting voluntary annexation of the Property, and filed an application for rezoning the Property on May 22, 2020, in accordance with a conditional district zoning plan (the "Zoning Plan"); and,

WHEREAS, a public hearing was held by the City on August 10, 2019, on the question of the rezoning of the Property, as set forth on the said Zoning Application, subject to passage of the Annexation Resolution; and,

WHEREAS, a public hearing was held by the City on August 10, 2020, on the question of the annexation of the Property; and,

WHEREAS, Applicants desire to develop the Property and provide municipal services to the same as set forth herein; and,

WHEREAS, the terms of this Agreement are all contingent upon the successful annexation of the Property into the City of Mount Holly.

NOW, THEREFORE, based upon the terms and conditions set forth herein and in consideration of the sum of Ten Dollars (\$10.00) paid by Applicant to City, the parties do hereby agree as follows:

I. ANNEXATION

- A. Petitioner, as current owner of the Property, has submitted an annexation petition, as aforesaid, to City requesting voluntary annexation of the Property into the corporate limits of Mount Holly.
- B. HC Alexander Place, LLC, has filed an application with the City, as aforesaid, requesting that the Property be rezoned from R-1 Gaston County to Single Family Conditional District, in accordance with the Zoning Plan, which shall take effect upon the effective date of the Annexation as set forth in the Annexation Resolution.

- C. The City may vote upon the annexation of the Property upon approval of this Annexation Agreement.
- D. In the event that the annexation petition is denied by the City Council, this Agreement shall become null and void and the zoning petition shall be deemed withdrawn.
- E. Applicants understand and agree that upon and after the passage of an Annexation Resolution, City may from time to time, if it shall elect, enact and enforce such zoning ordinances, subdivision ordinances, watershed ordinances, system development fees, tap fees, and meter setting fees and such other ordinances affecting the Property as the City may deem to be in City's best interest.
- F. The Parties acknowledge that the requirements for the Single Family Conditional District Zoning are shown on a drawing prepared by DPR Associates, Inc., dated April 25, 2019, entitled the "Jonas Site, Sketch Plan Mt Holly Case #XXX", a copy of which is attached hereto and marked Exhibit B, and shall be recorded with the Annexation Resolution.

II. EXTENSION OF WATER LINES, FORCE MAINS, SEWER TRUNK LINES, AND ROAD IMPROVEMENTS

- A. City agrees to construct the following improvements (hereinafter called "City Improvements"):

Upgrades to Dutchman's Creek Pump Station which are necessary or convenient to serve the Property and a portion of which are necessary to serve other areas of Mount Holly. The stipulated cost of the additional upgrades necessary to serve the Property, including the engineering cost, is \$81,000.00, which sum shall be paid to the City prior to City approving the recording of the 1st lot.

- B. Applicants agree to construct the following improvements (hereinafter called "Applicants' Improvements") at their own expense or in the alternative shall provide a financial guarantee of 120% of the costs estimate by Applicants' Engineer and approved by the City as follows:

- i. Prior to recording any plat, the infrastructure set forth above must be constructed and approved by the City serving each lot shown on the plat or the financial guarantee must be provided.
- ii. Prior to recording the 1st lot, the Jonas Site Off-Site Water Extension as described on that cost estimate by Hy V. Nguyen, P.E., dated January 22, 2020, with an engineering estimate in the amount of \$259,550.00 and 120% of Applicants' approved cost estimate for the purpose of the financial guarantee in the amount of \$311,460.00.
- iii. Prior to recording of the 31st lot, an extension of the existing 8" water main extension along Cottonwood Drive and Azalea Trail to provide a loop system to Charles Raper Jonas Highway as shown on the Zoning Plan, at Applicants' sole expense. Pavement restoration may be required and up to fifteen (15) water taps will be provided along Azalea Trail and Cottonwood Drive for lots outside the Property that are adjacent to the water main.

- iv. Prior to recording the 31st lot, all transportation items recommended on the Transportation Impact Analysis prepared by Kimley Horn, signed and sealed on January 24, 2019 shall be completed or a financial guarantee acceptable to City shall be provided. The completed construction required for plat approval, shall include a right turn lane at entrance #1, an eight (8) foot wide sidewalk required along property frontage of Highway 27, and an extension of Street E to Azalea Trail which shall be approved by NCDOT. All construction shall meet or exceed NCDOT standards. A fire gate with a knox box will be placed at the entrance to Azalea Trail to limit access to emergency vehicles.
- C. All of Applicants' Improvements will be built in accordance with plans and specifications (collectively, the "Applicants' Plans") to be prepared at Applicants' expense by a registered engineer licensed by the State of North Carolina and submitted for approval by the City and the applicable State agencies. Said plans and specifications shall comply with the standard detail requirements of City. City may employ its engineer to review the plans and assist City with all other engineering issues that may arise regarding project design and change orders. Applicants agree to reimburse City the reasonable costs of such engineering services. The final decision regarding the diameter, location, and linear feet of the sewer and water extensions shall be made by City.
- D. Upon completion of Applicants' Improvements to City's reasonable satisfaction, as certified by Applicants' engineer, City shall accept the same for maintenance (subject to Applicants' below warranty) and ownership shall vest in City. Applicants shall provide to City three "as built" drawings of all of Applicants' Improvements. Applicants shall warrant all Applicants' Improvements, with the exception of the road improvements constructed by NCDOT (if any), to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by City and Applicants shall provide a financial guarantee of this warranty satisfactory to the City and in accordance with the terms of this Agreement below.
- E. Any amounts to be reimbursed by Applicants to City or City to Applicants shall be payable in full within 60 days of billing.

III. PREREQUISITES TO DEVELOPMENT

The parties agree that prior to the effective date of annexation, Applicants may, if they choose, begin to construct Applicants' Improvements upon approval of the Applicants' Plans. However, Applicants agree that they will not seek any building permits for construction of any houses within the Property prior to any of the following: the effective date of annexation, the effective date of the passage of the Zoning Plan by City, the payment by Applicants to City of the sum of \$81,000 as provided in Section II, the payment by Applicants to City of an estimated sum of money equal to the amount of the debt assumption owed by the City to the rural fire department serving the annexed area, and completion of Applicants' Improvements or posting a financial guarantee or guarantees, if allowed, as referred to in Section II.

IV. DEVELOPMENT STANDARDS

- A. The development of the Property shall be in conformity with City's Subdivision and Land Development Ordinance, hereinafter "Subdivision Ordinance," and zoning ordinance, as hereinafter may be amended from time to time, state and federal regulations, and the terms of this Agreement. Applicants may submit

subdivision plats for approval incrementally in accordance with City's Subdivision Ordinance and City may require such conditions upon the subdivision final plat approval as it may elect, which conditions may be in addition to but not inconsistent with the applicable zoning of the Property.

- B. Except as hereinafter set forth, it is agreed that owners of lots within Azalea Ridge, including Applicants and their successors in interest and assigns, will be charged utility rates from City, including system development fees and similar "buy in" fees, tap fees, and meter fees, at the same rates and fees as may be charged to other residences from time to time in the current city limits of Mount Holly. Except as hereinafter set forth, owners and residents within Azalea Ridge will not be charged municipal fees inconsistent with the fees charged to other similarly situated property owners and residents of Mount Holly. The parties agree that the lots within Azalea Ridge shall be subject to system development fees in consideration of being annexed into the City of Mount Holly, thus acquiring municipal utilities. This fee requires that houses connecting to municipal water and sewer pay a buy-in fee at the time that service is requested. This system development fee shall be payable by contract as provided herein, notwithstanding that the City's System Development Fee Ordinance shall hereafter be deemed unenforceable and the fees uncollectable for any reason. If the aforesaid ordinance shall hereafter be deemed unenforceable, then the fee assessed hereunder shall be in the amount of the last fee adopted by City Council prior to the aforesaid ordinance becoming deemed unenforceable. Upon compliance with the terms of this Agreement, including payment of the City's System Development Fee, all municipal services will be available to the Property as required by the General Statutes of North Carolina and as provided generally to the citizens of Mount Holly. City warrants to Applicants that it has the current water and sewer treatment capacity ("Utility Treatment Capacity") to provide such services to 133 residences and amenities as set forth in the Zoning Plan for this project, and that City will reserve such Utility Treatment Capacity as set forth herein in accordance with this Agreement and the ordinances of the City of Mount Holly. City's reservation of Utility Treatment Capacity for Azalea Ridge will be for a period of Seven (7) years from the effective date of the Annexation ("Reservation Term"). Azalea Ridge shall receive such Utility Treatment Capacity (without time limitation) for all lots within each subdivision plat that is submitted, approved, and recorded during the Reservation Term. For example, if Azalea Ridge should obtain subdivision final plat approval and record such plat one month prior to the end of Azalea Ridge's Reservation Term, then the lots contained in such plat will have reserved Utility Treatment Capacity at such time as residences shall be constructed and service shall be requested, subject to the payment of the System Development Fee as outlined above, even if the service is requested after the expiration of the Reservation Term. Azalea Ridge may, at any time within its Reservation Term, apply in writing to the City Council for an extension of the Reservation Term giving the reasons for such request. In considering the request for the extension, the City Council will review the progress of construction within the subdivision plats previously approved and the remaining water and/or sewer treatment capacity at the time of the request. Such extension, if any, will be in the sole discretion of City Council.

V. FINANCIAL GUARANTEE

- A. In the event that Applicants shall provide City a financial guarantee or guarantees pursuant to Section II above, then Applicants shall furnish to City a financial guarantee in the form of an evergreen letter of credit of payment or performance bond satisfactory to City in the amount equal to one hundred and twenty percent (120%) of Applicants' engineering estimate (which is approved by the City Engineer) of the Applicants' Improvements. The engineering estimate will be signed and will have affixed the Engineer's Seal and will contain the following certification: "The undersigned Engineer certifies to the City of Mount Holly, NC, that the Estimate attached hereto and dated January 22, 2020 has been given under seal and has been prepared by the undersigned in accordance with generally accepted engineering standards, but the undersigned does not guarantee such costs."
- B. In the event the above-mentioned financial guarantees or any portion thereof are redeemed by the City, all documents pertaining to engineering and design currently owned by Applicants shall be relinquished to the City for its use.
- C. Petitioner may convey Azalea Ridge, or portions thereof, to its successors and assigns, but such conveyance shall be subject to the terms of this Agreement and the Conditional District Zoning Plan and City shall retain such financial guarantees of Applicants as originally provided hereunder until replaced by the equivalent financial guarantees of such subsequent owner.

VI. MISCELLANEOUS PROVISIONS

- A. Subject to the annexation of the Property, this Agreement shall constitute an Agreement for the development of Azalea Ridge which shall remain in effect notwithstanding transfer of ownership of Azalea Ridge from and after the date of this Agreement and from and after the effective date of Annexation and shall run with the land. This Agreement shall be recorded at the Register of Deeds of Gaston County along with the Zoning Plan.
- B. None of the parties shall take any action with respect to a default under this Agreement, until the non-defaulting party has given written notice to the defaulting party and the defaulting party has failed to cure the default for a period of thirty (30) days after receipt of such notice.
- C. All notices required or desired to be given under this Agreement shall be in writing and either (a) hand-delivered, (b) sent by certified mail, return receipt requested, (c) sent via FedEx or similar overnight service, or (d) sent via electronic mail, so long as notice is also provided through either method (a), (b), or (c) as herein described. All notices shall be addressed to the party being noticed, and shall be deemed to have been given (i) when delivered, if by hand deliver, (ii) three (3) business days after deposit in a U.S. Post Office or official letter box, if sent by certified mail, (iii) one (1) business day after timely deposited in a FedEx or similar overnight service depository, or (iv) upon confirmation of receipt by sender if sent via electronic mail. All notices shall be

delivered or sent prepaid for the specified service by the party giving notice, and shall be addressed as follows:

PETITIONER: HC Alexander Place, LLC
1616 Cleveland Ave.
Charlotte, NC 28203
Telephone No.: 704-805-481
Attn: J. Bart Hopper, Manager
E-Mail: bhopper@hoppercommunities.com

CITY: CITY OF MOUNT HOLLY
400 E. Central Ave.
Mount Holly, North Carolina 28120
Telephone No.: (704) 827-3931
Attn: Danny Jackson, City Manager
E-Mail: dannyjackson@motholly.us

Copy To: MICHAEL, ELTING, & ANDERS, PLLC
124 W. Catawba Ave.
Mount Holly, North Carolina 28120
Telephone No.: (704) 827-5897
Attn: Kemp A. Michael
E-Mail: office@mounthollylaw.com

DEVELOPER: Hopper Communities, Inc.
1616 Cleveland Avenue
Charlotte, NC 28203
Telephone No.: 704-805-4801
Attn: Bart Hopper
E-Mail: bhopper@hoppercommunities.com

In Witness Whereof, the parties hereto have caused the due execution under seal of the foregoing Agreement by authority duly given, the day and year first above written.

CITY:
CITY OF MOUNT HOLLY

By: _____ (SEAL)
Bryan M. Hough, Mayor

Attest:

Amy Miller, City Clerk

This instrument has been preaudited
in the manner required by G.S. 18B-702.

Name:
Title: Finance Officer

PETITIONER:
HC ALEXANDER PLACE, LLC

By: _____ (SEAL)
Name:
Title:

DEVELOPER:
HOPPER COMMUNITIES, Inc.

By: _____ (SEAL)
Name:
Title:

STATE OF NORTH CAROLINA
COUNTY OF GASTON

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that Amy Miller personally came before me this day and acknowledged that he/she is City Clerk of the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, and that by authority duly given and as the act of the City Council of the City of Mount Holly, NC, the foregoing instrument was signed in its name by Bryan M. Hough as its Mayor, sealed with its corporate seal, and attested by Amy Miller as its City Clerk.

Witness my hand and notarial seal, this _____ day of _____, 2020.

Notary Public
My commission expires: _____
(seal)

STATE OF _____
COUNTY OF _____

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that (s)he is _____ of HC ALEXANDER PLACE, LLC, a NC limited liability company, and that by authority duly given and as the act of the Company, the foregoing instrument was signed in its name by him/her on behalf of the said Company. Witness my hand and notarial seal, this _____ day of _____, 2020.

Notary Public
My commission expires: _____
(seal)

STATE OF _____

COUNTY OF _____

NOTARY ACKNOWLEDGMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that (s)he is _____ of HOPPER COMMUNITIES, Inc. a NC corporation, and that by authority duly given and as the act of the Company, the foregoing instrument was signed in its name by him/her on behalf of the said Company. Witness my hand and notarial seal, this _____ day of _____, 2020.

Notary Public
My commission expires: Azalea Ridge _____
(seal)

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF MOUNT HOLLY, NORTH CAROLINA**

WHEREAS, the City Council of the City of Mount Holly has been petitioned under G.S. 160A-58 through 160A-58.8 to annex the area described below; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Mount Holly Municipal Complex at 7:00 PM on Monday, August 10, 2020, after due notice published in The Gaston Gazette on July 29, 2020; and

WHEREAS, the City Council finds and determines that:

- (i) The area described in the petition meets all of the standards set out in G.S. 160A-58.1(b),
- (ii) the petition bears the signatures of all the owners of real property within the area proposed for annexation (except those not required to sign by GS 160A-58.1(a)),
- (iii) The petition is otherwise valid, and
- (iv) The public health, safety and welfare of the inhabitants of Mount Holly and of the area proposed for annexation will best be served by annexation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Holly, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58 through 160A-58.8, the following described territory is hereby annexed and made part of the City of Mount Holly as of _____, 2020:

See attached sheet marked Exhibit "A" for a particular description by metes and bounds incorporated herein by reference.

Section 2. Upon and after _____, 2020, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Mount Holly and shall be entitled to the same privileges and benefits as other parts of the City of Mount Holly. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Mount Holly shall cause to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this _____ day of August, 2020.

Mayor

ATTEST:

APPROVED AS TO FORM:

Clerk

City Attorney

Review Officer of _____
 certify that the map or plot to which this certification is affixed
 meets all statutory requirements of recording.

 Review Officer Signature

VICINITY MAP
(NOT TO SCALE)

[illegible]

Distance	Emulating	Learning	Distance
1.1	3.05E-01	3.05E-01	1.1
1.2	3.05E-01	3.05E-01	1.2
1.3	3.04E-01	3.04E-01	1.3
1.4	3.04E-01	3.04E-01	1.4
1.5	3.04E-01	3.04E-01	1.5
1.6	3.04E-01	3.04E-01	1.6
1.7	3.04E-01	3.04E-01	1.7
1.8	3.04E-01	3.04E-01	1.8
1.9	3.04E-01	3.04E-01	1.9
2.0	3.04E-01	3.04E-01	2.0
2.1	3.04E-01	3.04E-01	2.1
2.2	3.04E-01	3.04E-01	2.2
2.3	3.04E-01	3.04E-01	2.3
2.4	3.04E-01	3.04E-01	2.4
2.5	3.04E-01	3.04E-01	2.5
2.6	3.04E-01	3.04E-01	2.6
2.7	3.04E-01	3.04E-01	2.7
2.8	3.04E-01	3.04E-01	2.8
2.9	3.04E-01	3.04E-01	2.9
3.0	3.04E-01	3.04E-01	3.0
3.1	3.04E-01	3.04E-01	3.1
3.2	3.04E-01	3.04E-01	3.2
3.3	3.04E-01	3.04E-01	3.3
3.4	3.04E-01	3.04E-01	3.4
3.5	3.04E-01	3.04E-01	3.5
3.6	3.04E-01	3.04E-01	3.6
3.7	3.04E-01	3.04E-01	3.7
3.8	3.04E-01	3.04E-01	3.8
3.9	3.04E-01	3.04E-01	3.9
4.0	3.04E-01	3.04E-01	4.0
4.1	3.04E-01	3.04E-01	4.1
4.2	3.04E-01	3.04E-01	4.2
4.3	3.04E-01	3.04E-01	4.3
4.4	3.04E-01	3.04E-01	4.4
4.5	3.04E-01	3.04E-01	4.5
4.6	3.04E-01	3.04E-01	4.6
4.7	3.04E-01	3.04E-01	4.7
4.8	3.04E-01	3.04E-01	4.8
4.9	3.04E-01	3.04E-01	4.9
5.0	3.04E-01	3.04E-01	5.0
5.1	3.04E-01	3.04E-01	5.1
5.2	3.04E-01	3.04E-01	5.2
5.3	3.04E-01	3.04E-01	5.3
5.4	3.04E-01	3.04E-01	5.4
5.5	3.04E-01	3.04E-01	5.5
5.6	3.04E-01	3.04E-01	5.6
5.7	3.04E-01	3.04E-01	5.7
5.8	3.04E-01	3.04E-01	5.8
5.9	3.04E-01	3.04E-01	5.9
6.0	3.04E-01	3.04E-01	6.0
6.1	3.04E-01	3.04E-01	6.1
6.2	3.04E-01	3.04E-01	6.2
6.3	3.04E-01	3.04E-01	6.3
6.4	3.04E-01	3.04E-01	6.4
6.5	3.04E-01	3.04E-01	6.5
6.6	3.04E-01	3.04E-01	6.6
6.7	3.04E-01	3.04E-01	6.7
6.8	3.04E-01	3.04E-01	6.8
6.9	3.04E-01	3.04E-01	6.9
7.0	3.04E-01	3.04E-01	7.0
7.1	3.04E-01	3.04E-01	7.1
7.2	3.04E-01	3.04E-01	7.2
7.3	3.04E-01	3.04E-01	7.3
7.4	3.04E-01	3.04E-01	7.4
7.5	3.04E-01	3.04E-01	7.5
7.6	3.04E-01	3.04E-01	7.6
7.7	3.04E-01	3.04E-01	7.7
7.8	3.04E-01	3.04E-01	7.8
7.9	3.04E-01	3.04E-01	7.9
8.0	3.04E-01	3.04E-01	8.0
8.1	3.04E-01	3.04E-01	8.1
8.2	3.04E-01	3.04E-01	8.2
8.3	3.04E-01	3.04E-01	8.3
8.4	3.04E-01	3.04E-01	8.4
8.5	3.04E-01	3.04E-01	8.5
8.6	3.04E-01	3.04E-01	8.6
8.7	3.04E-01	3.04E-01	8.7
8.8	3.04E-01	3.04E-01	8.8
8.9	3.04E-01	3.04E-01	8.9
9.0	3.04E-01	3.04E-01	9.0
9.1	3.04E-01	3.04E-01	9.1
9.2	3.04E-01	3.04E-01	9.2
9.3	3.04E-01	3.04E-01	9.3
9.4	3.04E-01	3.04E-01	9.4
9.5	3.04		

North Carolina Land Surveyor's Certificate
I CERTIFY THAT THE ABOVE DATED SURVEYOR'S CERTIFICATE WAS
FILED FOR RECORD IN THE PUBLIC RECORDS OF THE STATE OF NORTH
CAROLINA ON THIS 12TH DAY OF MARCH, A.D. 1972, AND THAT THE
SAID SURVEYOR'S CERTIFICATE WAS FILED FOR RECORD IN THE PUBLIC
RECORDS OF THE COUNTY OF WAKE, NORTH CAROLINA, ON THIS 12TH
DAY OF MARCH, A.D. 1972, AND THAT THE SAID SURVEYOR'S
CERTIFICATE WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THE
COUNTY OF WAKE, NORTH CAROLINA, ON THIS 12TH DAY OF MARCH,
A.D. 1972, AND THAT THE SAID SURVEYOR'S CERTIFICATE WAS
FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF WAKE,
NORTH CAROLINA, ON THIS 12TH DAY OF MARCH, A.D. 1972.

WAKE COUNTY, NORTH CAROLINA, FILE # 1-362

[Signature]

HC Alexander Place, LLC

DATE: AUGUST 21, 2012

PORTS OF CALL, CORDED, THE DISTANCE FROM CUSTON COUNTY
IN ANY WAY. THE ABOVE DISTANCES ARE FROM CUSTON COUNTY
ON MAPPING AND ARE NOT CORRELATED TO SURVEY GRADE
MEASUREMENTS.

SURVEY IS NOT RECORDED IN ANY WAY.

[illegible]

PROPERTY DESCRIPTION

COMMENCING at the centerline intersection of Charles Raper Jonas Highway (60' Right of Way) and Green Acres Road (60' Right of Way);

THENCE South 87 degrees 25 minutes 04 seconds East for a distance of 40.85 feet to an iron pin found (5/8" rebar) at the intersection of the northeasterly Right of Way of Charles Raper Jonas Highway and the southeasterly Right of Way on Green Acres Road and the TRUE POINT OF BEGINNING;

THENCE departing the northeasterly Right of Way of Charles Raper Jonas Highway and along the southeasterly Right of Way of Green Acres Road North 50 degrees 22 minutes 47 seconds East for a distance of 434.26 feet to an iron pin set (5/8" rebar);

THENCE departing the southeasterly Right of Way of Green Acres Road South 39 degrees 33 minutes 19 seconds East for a distance of 299.22 feet to an iron pin found (1" open top pipe);

THENCE South 39 degrees 27 minutes 02 seconds East for a distance of 99.07 feet to an iron pin found (1/2" open top pipe);

THENCE South 40 degrees 12 minutes 17 seconds East for a distance of 100.63 feet to an iron pin found (2-1/2" open top pipe);

THENCE North 49 degrees 45 minutes 02 seconds East for a distance of 198.89 feet to an iron pin found (1-1/2" open top pipe);

THENCE North 49 degrees 45 minutes 22 seconds East for a distance of 199.89 feet to an iron pin found (3/4" open top pipe);

THENCE North 49 degrees 47 minutes 32 seconds East for a distance of 124.98 feet to an iron pin found (3/4" open top pipe);

THENCE North 49 degrees 44 minutes 52 seconds East for a distance of 222.08 feet to an iron pin found (3/4" rod);

THENCE North 15 degrees 20 minutes 31 seconds West for a distance of 776.02 feet to an iron pin found (1-3/4" open top pipe);

THENCE North 82 degrees 56 minutes 57 seconds East for a distance of 719.92 feet to an iron pin found (5/8" rebar);

THENCE North 82 degrees 58 minutes 53 seconds East for a distance of 413.37 feet to an iron pin found (5/8" rebar);

THENCE North 07 degrees 09 minutes 53 seconds West for a distance of 342.87 feet to a iron pin found (1/2" rebar in rock pile);

THENCE North 26 degrees 40 minutes 27 seconds East for a distance of 57.67 feet to a point in the centerline of Stanley Creek;

THENCE along the centerline of Stanley Creek the following courses and distances: South 80 degrees 15 minutes 35 seconds East for a distance of 10.98 feet to a point;

THENCE South 87 degrees 42 minutes 42 seconds East for a distance of 82.20 feet to a point; THENCE North 85 degrees 27 minutes 30 seconds East for a distance of 90.27 feet to a point; THENCE South 85 degrees 07 minutes 21 seconds East for a distance of 83.21 feet to a point; THENCE South 84 degrees 11 minutes 28 seconds East for a distance of 58.83 feet to a point; THENCE South 76 degrees 04 minutes 12 seconds East for a distance of 82.89 feet to a point; THENCE South 50 degrees 33 minutes 29 seconds East for a distance of 58.57 feet to a point; THENCE South 37 degrees 50 minutes 29 seconds East for a distance of 53.50 feet to a point; THENCE South 27 degrees 51 minutes 22 seconds East for a distance of 43.78 feet to a point; THENCE South 54 degrees 38 minutes 26 seconds East for a distance of 44.09 feet to a point; THENCE South 41 degrees 23 minutes 45 seconds East for a distance of 134.61 feet to a point; THENCE South 37 degrees 47 minutes 57 seconds East for a distance of 67.45 feet to a point; THENCE South 45 degrees 44 minutes 44 seconds East for a distance of 73.46 feet to a point; THENCE South 37 degrees 39 minutes 07 seconds East for a distance of 79.02 feet

to a point; THENCE South 32 degrees 30 minutes 20 seconds East for a distance of 34.87 feet to a point;

THENCE departing the centerline of Stanley Creek and passing through an iron pin found (5/8" rebar) 30.95 feet from the centerline of said creek South 12 degrees 24 minutes 28 seconds West for a distance of 677.33 feet to an iron pin found (1-3/4" open top pipe);

THENCE North 79 degrees 14 minutes 33 seconds East for a distance of 195.09 feet to an iron pin found (1/2" rebar);

THENCE North 80 degrees 30 minutes 28 seconds East for a distance of 253.23 feet to an iron pin found (5/8" rebar);

THENCE South 38 degrees 48 minutes 25 seconds East for a distance of 600.04 feet to an iron pin found (1/2" open top pipe);

THENCE South 30 degrees 01 minutes 00 seconds West for a distance of 210.19 feet to an iron pin found (1/2" open top pipe) at the northwesterly terminus of Plantation Drive (60' Right of Way);

THENCE along the northwesterly terminus of Plantation Drive South 29 degrees 57 minutes 33 seconds West for a distance of 60.72 feet to a 1.5' stone;

THENCE along the southerly Right of Way of Plantation Drive South 60 degrees 38 minutes 32 seconds East for a distance of 269.77 feet to an iron pin found (1" open top pipe);

THENCE departing the southerly Right of Way of Plantation Drive South 30 degrees 24 minutes 56 seconds West for a distance of 180.04 feet to an iron pin found (5/8" rebar);

THENCE South 30 degrees 17 minutes 56 seconds West for a distance of 139.87 feet to an iron pin found (5/8" rebar);

THENCE South 29 degrees 45 minutes 33 seconds West for a distance of 159.93 feet to an iron pin found (5/8" rebar);

THENCE South 29 degrees 59 minutes 17 seconds West for a distance of 183.77 feet to an iron pin found (1" open top pipe);

THENCE North 59 degrees 51 minutes 39 seconds West for a distance of 179.26 feet to an iron pin found (1-1/2" crimped top pipe) at the northeasterly terminus of Rosewood Drive (60' Right of Way);

THENCE along the terminus of Rosewood Drive North 49 degrees 44 minutes 04 seconds West for a distance of 62.57 feet to an iron pin found (3/4" open top pipe);

THENCE departing the northwesterly Right of Way terminus of Rosewood Drive North 30 degrees 04 minutes 17 seconds East for a distance of 100.04 feet to a metal fence post;

THENCE North 60 degrees 00 minutes 52 seconds West for a distance of 124.89 feet to an iron pin found (5/8" rebar);

THENCE South 30 degrees 07 minutes 55 seconds West for a distance of 100.12 feet to an iron pin found (1" open top pipe);

THENCE North 60 degrees 01 minutes 29 seconds West for a distance of 124.74 feet to an iron pin found (5/8" rebar);

THENCE North 59 degrees 57 minutes 41 seconds West for a distance of 344.44 feet to an iron pin found (1/2" rebar);

THENCE North 34 degrees 23 minutes 42 seconds East for a distance of 55.52 feet to an iron pin found (1-1/2" open top pipe);

THENCE North 30 degrees 07 minutes 14 seconds East for a distance of 195.01 feet to an iron pin found (5/8" rebar);

THENCE North 37 degrees 43 minutes 26 seconds West for a distance of 289.77 feet to an iron pin found (5/8" rebar);

THENCE North 11 degrees 12 minutes 55 seconds West for a distance of 328.74 feet to an iron pin found (5/8" rebar);

THENCE North 33 degrees 00 minutes 53 seconds West for a distance of 86.65 feet to an iron pin found (5/8" rebar);

THENCE North 87 degrees 32 minutes 43 seconds West for a distance of 240.68 feet to an iron pin found (5/8" rebar);

THENCE South 63 degrees 28 minutes 59 seconds West for a distance of 1626.24 feet to an iron pin found (1-1/2" open top pipe);

THENCE South 40 degrees 00 minutes 47 seconds East for a distance of 329.70 feet to an iron pin found (1-1/2" open top pipe);

THENCE South 54 degrees 05 minutes 32 seconds West for a distance of 440.84 feet to an iron pin found (1-1/2" open top pipe) on the northeasterly Right of Way of Charles Raper Jonas Highway;

THENCE along the northeasterly Right of Way of Charles Raper Jonas Highway the following courses and distances: North 39 degrees 41 minutes 49 seconds West for a distance of 285.07 feet to an iron pin found (5/8" rebar); THENCE North 39 degrees 26 minutes 26 seconds West for a distance of 150.07 feet to an iron pin found (5/8" rebar); THENCE North 39 degrees 27 minutes 46 seconds West for a distance of 299.83 feet to an iron pin found (5/8" rebar); THENCE North 39 degrees 23 minutes 31 seconds West for a distance of 263.99 feet to an iron pin found (5/8" rebar) at the intersection of the northeasterly Right of Way of Charles Raper Jonas Highway and the southeasterly Right of Way on Green Acres Road and the TRUE POINT OF BEGINNING;

Said property contains 78.13 acres more or less and is more fully shown on ALTA/ACSM Land Title Survey by Chastain & Associates, P.C. (Job # 212G21) dated August 21, 2012 as revised March 8, 2019 and August 22, 2019.



City of Mount Holly Action Agenda Item

To: City Council	Date: 8-6-2020
From: Brandon Livingston	Meeting Date: 8-10-2020
Agenda Item to be considered: Discussion of 306 Cavin Avenue for Legal Action	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Code Enforcement staff was made aware of possible violations of the Mount Holly Housing Code at 306 Cavin Avenue by the Mount Holly Police Department (MHPD) on June 12, 2020. The Code outlines steps to be taken for informing the property owner that they should work with the City to remove vehicles, junk and debris, or other public nuisances. As part of all codes and ordinances the City enforces, the property owner is given due process to comply on their own, but within certain time limits. A letter was sent to the property owner on March 21, 2019 in regards to junk, debris, and untagged vehicles with no response. Another letter was sent to the property owner on May 15, 2020 in regards to junk, debris, and untagged vehicles with no response. A letter was sent to the property owner on July 22, 2020 in regards to junk, debris, and untagged vehicles as well as for a camper that had recently been placed on the property with people using it as a dwelling. This letter was sent as a follow up for the vehicles that had been towed from the property the same day. There were vehicles remaining on the property that had not been mentioned in the letter sent on May 15th. This is due to these vehicles being brought in after the fact. This new letter gave the property owner seven (7) days to remove the remaining vehicles/camper and fifteen (15) days to remove the debris. Code Enforcement went to the property on August 6, 2020 to have the vehicles removed and to see if progresses had been made to remove the debris. Code Enforcement had actually given the property owner an extra week to remove the vehicles, camper, and boat on the property which was an ample amount of time. However, the camper, boat, and an untagged trailer still remained on the property. The City Code outlines that if the property owner does not comply with the Order of Abatement by the Code Enforcement Officer, then the City may take further legal action. As part of the enforcement process, the next step is to have City Council direct this property to the City Attorney's Office. By directing the City Attorney, this matter can go to Court directing the owner to comply with the order of the Code Enforcement Officer.	

Fiscal Impact:

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

Manager/Staff Recommendation:

Staff recommends that City Council direct the City Attorney's office to take over the Code Enforcement procedures for 306 Cavin Avenue.

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

1. Pictures from inspection on July 22, 2020
2. Pictures from inspection on August 6, 2020









REPORTS

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(07/01/2020 - 07/31/2020)

Offense:	Closed By Arrest:	Closed/Oth. Means:	Death of Offender:	Prosecut. Declined:	Cust. Oth. Jurisdic.:	Vic. Ref. Cooper.:	Juv. No Custody:	Not Applic.:	Unfound.:	Reported:	Actual:	Further Invest.:
09A - Murder/Nonnegligent Manslaughter	1	0	0	0	0	0	0	1	0	1	1	0
11D - Fondling	0	0	0	0	0	0	0	1	0	1	1	1
13B - Simple Assault	2	0	0	0	0	2	0	5	0	7	7	3
220 - Burglary/Breaking & Entering	0	1	0	0	0	1	0	2	0	3	3	1
23C - Shoplifting	0	0	0	0	0	0	0	1	0	1	1	1
23D - Theft From Building	0	0	0	0	0	0	0	1	0	1	1	1
23F - Theft From Motor Vehicle	0	0	0	0	0	0	0	2	0	2	2	2
23G - Theft of Motor Vehicle Parts or Accessories	0	0	0	0	0	0	0	2	0	2	2	2
23H - All Other Larceny	0	2	0	0	0	0	0	6	0	6	6	4
240 - Motor Vehicle Theft	0	0	0	0	0	0	0	2	0	2	2	2
250 - Counterfeiting/Forgery	0	0	0	1	0	0	0	0	0	1	1	0
26B - Credit Card/Automatic Teller Machine Fraud	0	0	0	0	0	0	0	1	0	1	1	1
26F - Identity Theft	0	0	0	0	0	0	0	1	0	1	1	1
280 - Stolen Property Offenses	1	0	0	1	0	0	0	2	0	3	3	1
290 - Destruction/Damage/Vandalism of Property	0	0	0	0	0	1	0	0	0	1	1	0
35A - Drug/Narcotic Violations	5	1	0	0	0	0	0	7	0	7	7	1
35B - Drug Equipment Violations	3	0	0	0	0	0	0	4	0	4	4	1
370 - Pornography/Obscene Material	0	0	0	1	0	0	0	2	0	3	3	2
90D - Driving Under the Influence	6	0	0	0	0	0	0	5	0	6	6	0
90E - Drunkenness	1	0	0	0	0	0	0	1	0	1	1	0
90F - Family Offenses, Nonviolent	0	0	0	0	0	0	0	1	0	2	2	2
90J - Trespass of Real Property	1	0	0	0	0	0	0	1	0	1	1	0

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(07/01/2020 - 07/31/2020)

Offense:	Closed By Arrest	Closed/Oth. Means	Death of Offender	Prosecut. Declined	Cust. Oth. Jurisdic.	Vic. Ref. Cooper.	Juv. No Custody	Not Applic.	Unfound.	Reported	Actual	Further Invest.
90Z - All Other Offenses	2	2	0	0	0	0	0	4	2	9	7	1
90Z.01 - Traffic Violations	7	0	0	0	0	0	0	9	0	9	9	2
90Z.02 - Open Container	1	0	0	0	0	0	0	1	0	1	1	0
90Z.03 - Court Violations	1	0	0	0	0	0	0	0	0	4	4	0
90Z.04 - Parole or Probation Violations	2	0	0	0	0	0	0	1	0	2	2	0
90Z.05 - Found Property	0	0	0	0	1	0	0	0	1	2	1	0
90Z.06 - Involuntary Commitment	3	0	0	0	0	0	0	2	1	5	4	1
90Z.07 - Suicide	0	1	0	0	0	0	0	0	0	1	1	0
90Z.08 - Escape from Custody or Resist Arrest (Non Assaultive)	2	0	0	0	0	0	0	2	0	2	2	0
90Z.09 - City Ordinance Violations	1	0	0	0	0	0	0	2	1	2	1	0
90Z.10 - Missing Person	0	0	0	0	0	0	0	0	0	2	2	0
90Z.11 - Call For Service	0	2	0	0	0	0	0	4	3	7	4	1
90Z.13 - B&E to Motor Vehicle	0	0	0	1	0	0	0	4	1	5	4	3
90Z.14 - Larceny after B&E	0	0	0	0	0	0	0	2	1	2	1	1
90Z.15 - Damage to Property <\$500.00	0	0	0	0	0	0	0	3	0	3	3	3
Totals:	39	9	0	4	1	4	0	82	10	113	103	38

Arrest Race/Sex Totals by Offense

MOUNT HOLLY POLICE

(07/01/2020 - 07/31/2020)

Primary Offense:	White Male:	Black Male:	Indian Male:	Asian Male:	White Female:	Black Female:	Indian Female:	Asian Female:	Juven.:	Adult:	Resd.:	NonRes.:	Arrests:
09A - Murder/Nonnegligent Manslaughter	1	0	0	0	0	0	0	0	0	1	1	0	1
13B - Simple Assault	1	1	0	0	0	0	0	0	0	2	1	1	2
23H - All Other Larceny	1	0	0	0	0	0	0	0	0	1	1	0	1
280 - Stolen Property Offenses	0	0	0	1	0	0	0	0	0	1	1	0	1
90D - Driving Under the Influence	3	1	0	0	2	0	0	0	0	6	0	6	6
90E - Drunkenness	0	0	0	0	1	0	0	0	0	1	0	1	1
90Z - All Other Offenses	2	1	0	0	0	0	0	0	0	3	3	0	3
90Z.03 - Court Violations	1	0	0	0	2	0	0	0	0	3	1	2	3
90Z.04 - Parole or Probation Violations	2	0	0	0	0	0	0	0	0	2	1	1	2
90Z.06 - Involuntary Commitment	0	1	0	0	0	0	0	0	0	1	1	0	1
Totals:	11	4	0	1	5	0	0	0	0	21	10	11	21

Citation Totals by Charge

MOUNT HOLLY POLICE

(07/01/2020 - 07/31/2020)

Charge:	Number of Charges:
Speeding (Infraction)	7
No Operator License	7
Driving While License Revoked	8
Expired Registration	1
Running Red Light	2
No Insurance	2
Possess/Consume Alcohol - Passenger	1
Failure To Reduce Speed	1
Other (Misdemeanor)	3
Other (Infraction)	5
Other (2nd Charge - Misdemeanor)	4
Other (2nd Charge - Infraction)	15
Total:	56

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

CFS By Department - All Departments By Date
7/1/2020 - 7/31/2020

MOUNT HOLLY POLICE	Count	Percent
ALARM B	35	2.01%
ALARM R	13	0.74%
ANIMAL COMPLAINT	2	0.11%
ASSAULT AL OCC	6	0.34%
ASSAULT IN PROG	2	0.11%
ASSAULT W/ WEAPON	1	0.06%
ASSIST CITY DEPARTMENT	8	0.46%
ASSIST FD/EMS	21	1.20%
ASSIST LE AGENCY	23	1.32%
ASSIST OTHER	17	0.97%
ATTEMPTED B & E	4	0.23%
B & E OF BUSINESS IN PROGRESS	1	0.06%
B & E RES AL OCC	3	0.17%
B & E RES IN PROG	2	0.11%
B & E TO VEHICLE ALR OCC	3	0.17%
CHECK ROADWAY	11	0.63%
CHECK THE WELFARE	39	2.23%
CHILD ABUSE AL OCC	2	0.11%
CHILD CUSTODY	4	0.23%
CIVIL DISPUTE	12	0.69%
COMMUNICATING THREATS	7	0.40%
COUNTERFEIT MONEY	1	0.06%
COURT	3	0.17%
DAMAGE TO PROPERTY	8	0.46%
DEATH INV UNATTENDED	1	0.06%
DIRECT TRAFFIC	1	0.06%
DISCHARGE FIREARM	8	0.46%
DISTURBANCE NATURE UNK	6	0.34%
DOMESTIC ARGUMENT	30	1.72%
DOMESTIC ASSAULT	5	0.29%
DOMESTIC ESCORT	2	0.11%
DROWNING	2	0.11%
DRUGS	5	0.29%
FIGHT MULTIPLE SUBJ	1	0.06%
FOLLOW UP INVESTIGATION	29	1.66%
FOOT PATROL	2	0.11%
FOUND PROPERTY	9	0.52%
FRAUD	4	0.23%
FUNERAL ESCORT	2	0.11%
HANGUP 911	5	0.29%
HARRASSMENT	2	0.11%
HIT & RUN PD	3	0.17%

MOUNT HOLLY POLICE

	Count	Percent
IDENTITY THEFT	1	0.06%
ILLEGAL DUMPING	2	0.11%
INFORMATION ONLY	32	1.83%
INTOXICATED DRIVER	7	0.40%
INTOXICATED PEDESTRIAN	5	0.29%
JUVENILE	6	0.34%
JUVENILE SEX ASSAULT AL OCC	1	0.06%
K9 DEPLOYMENT	4	0.23%
KIDNAPPING IN PROG	1	0.06%
LARCENY AL OCC	15	0.86%
LARCENY FROM VEHICLE	3	0.17%
LARCENY IN PROG	2	0.11%
LOST PROPERTY	4	0.23%
MENTAL COMMITMENT	4	0.23%
MISC CALL	1	0.06%
MISSING PERSON ADULT	1	0.06%
MISSING PERSON JUVENILE	2	0.11%
MV COLLISION PD	16	0.92%
MV COLLISION PI	12	0.69%
NOISE VIOLATION	20	1.15%
OBTAINING WARRANT	1	0.06%
OVERDOSE	2	0.11%
PARKING VIOL	5	0.29%
PERSONAL ESCORT	8	0.46%
PICK UP PROPERTY	1	0.06%
PROWLER	3	0.17%
PUBLIC NUISANCE BIKES/SKATEBOARDS/ATV/DIRT BIKES	9	0.52%
PUBLIC SERVICE CALL	14	0.80%
RECOVER STOLEN PROPERTY	1	0.06%
ROAD RAGE	1	0.06%
SCHOOL PROGRAM	86	4.93%
SEARCH WARRANT	1	0.06%
SERVE WARRANT	8	0.46%
SOLICITATION	7	0.40%
SPECIAL ASSIGNMENT	11	0.63%
SPECIAL CHECK	814	46.65%
STOLEN VEHICLE AL OCC	2	0.11%
STRANDED MOTORIST	12	0.69%
SUICIDAL SUBJECT	3	0.17%
SUSPICIOUS PERSON	35	2.01%
SUSPICIOUS VEH OCCUP	48	2.75%
SUSPICIOUS VEH UNOCCUP	45	2.58%
TRAFFIC OTHER	3	0.17%
TRAFFIC STOP	95	5.44%
TRESPASS	31	1.78%
VANDALISM AL OCC	5	0.29%
VERBAL ARGUMENT	10	0.57%
Total Records For MOUNT HOLLY POLICE	1745	98.31%

Dept Calls/Total Calls

No Units	Count	alls Percent
ALARM R	1	3.33%
ASSIST LE AGENCY	2	6.67%
INFORMATION ONLY	2	6.67%
INTOXICATED DRIVER	2	6.67%
SPECIAL CHECK	19	63.33%
SUBJECT WITH A GUN/WEAPON	1	3.33%
SUICIDAL SUBJECT	1	3.33%
SUSPICIOUS VEH OCCUP	1	3.33%
SUSPICIOUS VEH UNOCCUP	1	3.33%
Total Records For No Units	30	Dept Calls/Total Calls 1.69%
Total Records	1775	