

**City of Mount Holly**  
**Mount Holly City Council Meeting**  
**Monday, August 10, 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    |                                                |

**Invocation**

Councilman Jeff Meadows gave the invocation

**PLEDGE OF ALLEGIANCE**

Mayor Pro Tem David Moore led the Pledge of Allegiance

**SET THE AGENDA**

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

**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

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

**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

Mr. Beal advised that this property is the Old Train Depot and is currently zoned B-3 which puts limitations on the property that surrounding properties zoned B-1 is not restricted too. Therefore the property owner is requesting that his property be zoned the same B-1 as surrounding properties.

At this time, Councilwoman Shoemaker made a motion to open the 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. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried.

**Charles Guignard, Huntersville NC**—As the property owner, Mr. Guignard had nothing to add to Mr. Beal's information but wanted to thank the City and the City Council for keeping the depot as part of downtown. He advised that he is not sure at this time what will go in the old depot but is looking forward to its future in Mount Holly.

Councilman McCorkle made a motion to close the public hearing. Councilwoman Harris seconded the motion. All Council Members voted in favor. Motion carried.

Councilman Meadows made a motion to approve the 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. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. Motion carried.

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

Mr. Livingston advised that the application for the rezoning request was received by staff with the intent of the applicant putting a restaurant with a drive thru on the property. Mayor Pro Tem Moore made a motion to open the 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. Councilman McCorkle seconded the motion. All Council Members voted in favor. Motion carried. With no one signed up to speak, Councilwoman Shoemaker made a motion to close the public hearing. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried.

Mayor Pro Tem Moore made a motion to approve the rezoning of 720 South Main Street, Tax Parcel #124491 and #124475 from B-2 Neighborhood Business to B-3 General Business. Councilwoman Harris seconded the motion. All Council Members voted in favor. Motion carried.

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

Mr. Wilson advised that this item was first brought before the Council in April of 2019 and was approved contingent upon annexation. However due to change of ownership the applicant process had to start over. Mr. Wilson reported that the Planning Commission recommends approval. At this time, Councilman Meadows made a motion to open the 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. Councilman McCorkle seconded the motion. All Council Members voted in favor. Motion carried.

Mr. Carmichael, (with the developer) came before the City Council and advised that a 40 buffer will remain at the Cloningers and will work with them for the undisturbed buffer and will supplement the buffer if needed. He further advised that all the conditions have been met and agreed upon.

Councilman Meadows made a motion to close the public hearing. Councilman McCorkle seconded the motion. All Council Members voted in favor. Motion carried.

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

Mayor Pro Tem Moore made a motion to open the 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. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried.

Mr. Carmichael chose not to speak.

Councilwoman Pawlish made a motion to close the public hearing. Councilman McCorkle seconded the motion. All Council Members voted in favor. Motion carried.

## **PUBLIC COMMENT – Three (3) Minute Limit**

There was no one signed up to speak.

## **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)  
Councilman Meadows made a motion to approve the Annexation Agreement for Contiguous Annexation of Gaston County tax parcel # 179662 filed by Don E. Abernathy dated 10/8/2019 (Sycamore) (Resolution #08102020A) . Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried.
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)  
Councilman Meadows made a motion to approve the Annexation Ordinance for Contiguous Annexation of Gaston County tax parcel # 179662 filed by Don E. Abernathy dated 10/8/2019 (Sycamore) effective September 30, 2020. (Resolution # 08102020B) Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. Motion carried.

## **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  
Councilman Meadows made a motion to approve the 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 with the inclusion of the buffer. (Resolution #08102020C) Councilman McCorkle seconded the motion. All Council Members voted in favor. Motion carried.
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  
Councilman Meadows made a motion to approve 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. (Resolution #08102020D) Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried.
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  
Mayor Pro Tem Moore made a motion to approve the Annexation Ordinance (formally Jonas) to be known as Azalea Ridge accepting Tax Parcel ID # 220906 into the city limits of Mount Holly effective August 31, 2020. (Resolution #08102020) Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried
4. Discussion of 306 Cavin Avenue for Legal Action  
Mr. Livingston advised that Code Enforcement was made aware of a possible violations of the Mount Holly Housing Code at 306 Cavin Avenue on June 12, 2020 by the Police Department. Mr. Livingston outlined the steps taken by the Code Enforcement Office with violation letters being sent March 2019, May 2020 and July 2020 all with no response back from the property owner. The property owner was then given an extra week to comply with nothing being done. Mr. Livingston advised that the next step is approval from Council to move forward with legal action against the property owner. Mayor Hough commented that it sounds like progress is being made in the Code Enforcement Department. Mayor Pro Tem Moore made the motion to move forward with legal action for Code Enforcement violations at the 306 Cavin Avenue. Councilwoman Harris seconded the motion. All Council Members voted in favor. Motion carried

## **CLOSED SESSION**

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

Mayor Pro Tem Moore made a motion to enter into closed session pursuant to N.C.G.S 143-318.11 (a)(3 and 5). Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried. The time was 7:33 p.m.

Councilwoman Harris made a motion to return to open session. Councilman Meadows seconded the motion. All Council Members voted in favor. Motion carried.

The time was 8:10 p.m.

Mayor Hough advised there was no action taken during Closed Session.

## **ADJOURN**

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Mayor Pro Tem Moore made the motion to adjourn the August 10, 2020 Council Meeting. Councilwoman Harris seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 8:11 p.m.