CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, July 10, 2023
COUNCIL CHAMBERS
7:00 PM

Call to Order
Mayor Pro Tem Harris called the meeting to order at 7:00 pm. The following were present:

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

Invocation
Reverend Mark Massey, Pastor at True Light Tabernacle led Council, staff and attendees in prayer.

Pledge of Allegiance
Boy Scout Troop 59 led the Council, staff and attendees in the Pledge of Allegiance.

SET THE AGENDA
Mayor Pro Tem Harris advised that the Presentation of Police Department Grant for K9 will be added at as item #2 under Presentations. With no additional changes to the agenda Councilwoman Pawlish made a motion to approve the agenda as amended. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

CONSENT AGENDA

1. Approval of Liens for Weeds and Grass
   - 224 Adrian Street
   - 103 Webb Street
2. Approval of Final Plat for Mooreland Oaks Phase 2
3. Call for a public hearing for a proposed text amendment to amend Section-3.21 of the Zoning Ordinance (Solid Waste Storage Equipment) to provide standards for screening requirements within the existing section
4. Call for a public hearing for a proposed text amendment to amend Section-5.14-B-2 of the Zoning Ordinance (Residential Downtown-Dimension Requirements) to provide a minimum lot sizes for townhomes
5. Call for a public hearing for a proposed text amendment to amend Section-10.5-C-10-a of the Zoning Ordinance (Street Tree Canopy) to update the language to ensure that street trees are provided via developments
6. Call for a public hearing for a proposed text amendment to amend Appendixes: 1, 2, & 3 of the Subdivision Ordinance
7. Approval of Rules of Procedure for the Public Art Advisory Commission
8. Approval of a Resolution to Support PFAS Litigation
9. Approval of Minutes of the June 26, 2023 Council Work Session Meeting
10. Approval of Minutes of the June 26, 2023 Closed Session

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

PRESENTATIONS

1. Presentation on Eagle Scout Project at River Street Park

   Mr. Jusko introduced Amelia Hill-Pfeffer to present her Eagle Scout Project. She advised that she will be building a porch swing by the water at River Street Park. A final location within the park will be determined after final approval from the Council and the Boy Scouts, Councilman Meadows made a motion to approve the Eagle Scout Project. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. Motion carried.
2. Presentation of K-9 Grant to the Police Department

   Ms. Melanie Kovacks with Aftermath Care Services presented the Police Department with a check for $250 for a K-9 Officer Grant. She advised that this is a way to give back to the community.
3. Presentation of a Donation from Miss Mount Holly to the MHAA

   Miss Mount Holly Jamie Logan presented the Mount Holly Athletic Association with a check for $480 that she received from the Mount Holly Sneakers Drive. She advised that she was looking for a way to give back to the community and is hoping the money she raised will help kids in Mount Holly be a to participate in the recreation department sports programs.
4. Presentation of a Key to the City to Teen Miss Mount Holly Reece Williams

   Councilman Moore presented Teen Miss Mount Holly Reece Williams with a Key to the City for representing Mount Holly over the past year. David Moore presented Reece a Key to the City for the great year had representing Mount Holly.
5. Presentation of a Key to the City to Miss Mount Holly Jamie Logan

   On behalf of the Mayor and City Council, Councilman Moore presented Miss Mount Holly Jamie Logan with a Key to the City. Councilman Moore advised that Jamie has spent numerous hours volunteering in Mount Holly during her reign. He commented that Jamie was at most of the Mount Holly events and volunteered with the recreation department and coached an 8-year-old soccer team. Jamie thanked the Council and commented that looking back over the past year it has been one of the best years of her life.

PUBLIC HEARING

1. Public hearing for review and recommendation to City Council, to consider an application, submitted by True Homes, for a proposed rezoning of an 89.5-acre tract of land being Tax Parcel #s: 178060, 309482, 309483, 309484, 309462, 309461, 309460, 309459, 309458, 309457, 309456, 309455, 309454, 309453, 309452, 309481, 309480, 309479, 309478, 309477, 309476, 309475, 309474, 309473, & 309472 from Conditional District Single Family, approved on May 13, 2019, to Amended Conditional District Single Family

   Councilwoman Pawlish made a motion to enter into and public hearing for review and recommendation to City Council, to consider an application, submitted by True Homes, for a proposed rezoning of an 89.5-acre tract of land being Tax Parcel #s: 178060, 309482, 309483, 309484, 309462, 309461, 309460, 309459, 309458, 309457, 309456, 309455, 309454, 309453, 309452, 309481, 309480, 309479, 309478, 309477, 309476, 309475, 309474, 309473, & 309472 from Conditional District Single Family, approved on May 13, 2019, to Amended Conditional District Single Family. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor.

   Mr. Livingston advised that True Homes submitted an application for a proposed rezoning of a 59.5-acre tract to Amended Conditional District Single Family. These parcels were originally rezoned and annexed into the City in May and August of 2019. The current rezoning request seeks to add three additional lots to the planned development bringing the total lot count to 141. The additional lots will be provided within the existing development. Councilman Meadows commented that there have been 3 lots added from the original conditional zoning that was put in place; what was the change other than the 3 lots being put in place? Usually there is a balance between the conditional zoning and the development rights. What was the addition to the plan? Mr. Livingston commented that the 3 lots are being added from common open space however the open space requirements will still be met. The developer, Shawn Gasparini with True Homes came forward and commented that there was no trade-off for the additional

3 lots. He explained that when the developer got into Phase 3 of the project, they hit a tremendous amount of rock (unsuitable soil). The cost associated with removing the unsuitable soil was astronomical. In order to balance and recoup some of the cost of the removal 3 additional lots were added to the development. Mr. Gasparini commented that the open space is still met with 27.67 acres which is way above the 5.95 acres of open space required by the City. To answer the questions posed by Councilman Meadows, Mr. Gasparini advised that there were no additional considerations given. Councilman Meadows commented that he has no intentions of standing in the way of this moving forward but he is concerned that the point of a conditional rezoning is the balance struck in the beginning. Once you make a deal and struck a balance, if the deal is changed by providing more development rights something should have been added to the development other than helping out financially. Mr. Meadows commented that he feels it sets a bad precedence. Councilwoman Shoemaker made a motion to come out of the public hearing. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. (Motion carried)

Councilman Meadows made a motion to approve the proposed rezoning of an 89.5-acre tract of land being Tax Parcel #s: 178060, 309482, 309483, 309484, 309462, 309461, 309460, 309459, 309458, 309457, 309456, 309455, 309454, 309453, 309452, 309481, 309480, 309479, 309478, 309477, 309476, 309475, 309474, 309473, & 309472 from Conditional District Single Family, approved on May 13, 2019, to Amended Conditional District Single Family. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor.

2. Public hearing for a proposed text amendment to permit lounges to operate in the B-1, Central Business District with certain conditions. If approved, the proposed text amendment would update the following sections of the Zoning Ordinance: 3.26, 6.2, 6.5, & 7.1

Councilwoman Shoemaker made a motion to enter into public hearing for a proposed text amendment to permit lounges to operate in the B-1, Central Business District with certain conditions. Councilwoman Pawlish seconded the motion. All Council Members voted in favor.

Mr. Lowe advised that Billy Rick applied for a text amendment that would permit lounges in the B-1, Central Business District. He advised that if approved alcohol sells would be allowed that is not produced on site. Planning staff recommends approval.

Councilwoman Shoemaker made a motion to come out of the public hearing. Councilman Meadows seconded the motion. All Council Members voted in favor.

Councilman Meadows made a motion to approve the proposed text amendment to permit lounges to operate in the B-1, Central Business District with certain conditions. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried.

PUBLIC COMMENT – Three (3) Minute Limit

No one was signed up to speak.

NEW BUSINESS

1. Approval of City Mural Policy

Mr. Lowe advised that the proposed mural policy was drafted by staff and approved by PAAC. The policy put parameters around the design of the murals and creates an approval process.

Councilman Meadows made a motion to approve the Mural Policy. Councilman Moore seconded the motion. All Council Members voted in favor. Motion carried.

2. Consideration and Approval of Dutchman's Creek Blueway Study

Mr. Beal advised that over the past 3 months staff has been working with McAdams on the Dutchman’s Creek Blueway Study. Mr. Beal commented that the Blueway Study is another component that came from the Strategic Visioning Plan. Nick Lowe with McAdams presented an overview and the goals of the study. He advised that Mount Holly has a unique opportunity to attract visitors in the community with paddling the Blueway. Mr. Lowe commented that there are lots of opportunities for local business as points of interest along the Blueway. He also advised that the study addresses the need for a kayak launch and an ADA kayak launch at the Dutchman’s Creek Access area that the City leases from Duke Energy. Councilman Meadows asked about funding for the proposed blueway. Mr. Beal replied that it could be included in upcoming budgets and staff will look for additional funding options.

Councilwoman Shoemaker made a motion to approve the Dutchman's Creek Blueway Study. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried.

3. Consideration and Approval of Wayfinding Master Sign Plan

   Mr. Beal advised that direction from Council to redesign the wayfinding signage came as an item out of the Council Retreat. At the May meeting council agreed to the red and gold signage to highlight all the attractions in Mount Holly. Mr. Beal presented the master sign plan for the city and highlighted the consistency of the design for each sign. Councilman Meadows commented that he likes the consistency of the signage stating that it set a tone of a high quality of life. Councilwoman Shoemaker made a motion to approve the Wayfinding Master Sign Plan. Councilman Meadows seconded the motion. All Council Members voted in favor. Motion carried.

4. Discussion of Designating Loading/Unloading Zone on Central Ave

   Mr. Beal advised that staff is seeking direction from Council in regard to designating parking spaces as loading/unloading zones in the downtown area. This came as a request from a downtown business owner that has no way to drop off supplies to their business without parking on the sidewalk. Council discussed the possibility of designating certain parking spaces in the downtown area as 15-minute parking. Councilman Moore suggested the spaces at Moose Pharmacy be considered for limited parking as several of the elderly citizens could use those spaces. Councilman Meadows suggested limiting the 15-minute parking to business hours not to interfere with downtown events. Mrs. Anders advised that she would also look to other cities and towns to see how they handle similar situations. She will bring back a draft ordinance for Council review at a future meeting.

CLOSED SESSION

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

   Councilwoman Pawlish made the motion to enter into Closed Session Pursuant to N.C.G.S 143-318.11 (a)(3, 5 and 6) at 8:06pm. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

   The City Clerk was told by the Interim City Manager to leave the meeting during closed session at 8:43 pm.