

City of Mount Holly
Mount Holly City Council Meeting
Monday, July 10, 2017
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	Greg Beal, Planning Director
Councilman Jerry Bishop	Ryan Baker, Fire Chief
Councilwoman Carolyn Breyare	Ray Clemmer, Assistant Director of Utilities
Councilman Jeff Meadows	Dave Johnson, Utilities Director/City Engineer
Councilman Jim Hope	Don Roper, Chief of Police
Councilman Perry Toomey	Miles Braswell, Assistant City Manager
Kemp Michael, City Attorney	Africa Otis, Finance Officer

Invocation

Reverend Kendall Cameron from the First Baptist Church in Mount Holly gave the invocation.

Pledge of Allegiance

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

SET THE AGENDA

With no changes to the agenda Councilman Toomey made a motion to approve the agenda a submitted. Councilwoman Breyare seconded the motion. All Council Members voted in favor. Motion carried.

CONSENT AGENDA

1. Approval of the minutes of the June 12, 2017 Council Meeting
 2. Approval of the minutes of the June 26, 2017 Council Work Session Meeting
- Mayor Pro Tem 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 of a Resolution Honoring Captain Jim Benfield upon his Retirement

Mayor Hough and the City Council presented Captain Jim Benfield with a proclamation honoring his retirement with the City. Mayor Hough also presented Captain Benfield with the customary retirement watch. The Chief Roper and the Mount Holly Police Department presented Captain Benfield with a Commander Coin. Chief Roper also presented Captain Benfield with a plaque that quoted scripture from Romans 13:4 *“For the one in authority is God’s servant for your good. But if you do wrong, be afraid, for rulers do not bear the sword for no reason. They are God’s servants, agents of wrath to bring punishment on the wrongdoer”*

Captain Benfield thanked the Mayor and Council for all they have done for the City and employees over the years. He also thanked his wife and his sons for putting up with the long hours and missed holidays over the years. He also thanked the Mount Holly Police Department.

2. Recognition of Noah Empson for receiving the Young Entrepreneur Award

Mr. Reeves McGlohon recognized Master Noah Empson for receiving the Young Entrepreneur Award at the Chamber’s Small Business Awards. Wendy Foster with the Foundation and Angie Saunders with a framed Gaston Gazette article. Noah explained that he started a business in his

community rolling trash containers back to houses on trash collection days. His business has expanded with the help of his parents.

3. Presentation of Students at Work Program

Mr. Reeves McGlohon presented City Staff with a Certificate of Recognition for the Students at Work Program. Mr. McGlohon advised that this is an annual event that was expanded to 2300 8th graders in Gaston County that are part of the Career Technical Education. These 8th graders visit businesses throughout the County for a short orientation of each business.

4. Recognition of Ransom Hunter for receiving the MHHS Historian Award

The Mount Holly Historical Society this year created an award called the Historic Man of the Year Award. This award was presented to Ransom Hunter. Ms. Mary Smith, chairperson of the Mount Holly Historical Society, presented the descendants of Ransom Hunter with the award. Mr. Hunter was a former slave and successful business owner.

PUBLIC HEARING

1. Public Hearing on Holly Springs Subdivision for Rezoning

Mr. Wilson advised that an application was received by staff for a rezoning request for parcels equaling approximately 130 acres. Four (4) of these parcels are in the Mount Holly ETJ and three (3) are in Gaston County's jurisdiction. The Planning Commission met and make the recommendation that the Council table the rezoning request and directed the applicant to come back with a plan that meets more of the City's standards.

Mr. Thomas Springs III addressed the Council. He advised that this property is long time family property. He has been very picky as to whom to sell this property. He advised that after much research and soul searching he decided to sell the property to C2 Design Development. C2 has been in the business for over 20 years and has won national awards. They are seeking relief on the requirement on the front porch standard and modification on the front facing garages. He advised that this is not a starter home community. All homes will be energy star certified with the average home being 2200-2800 square feet.

At this time, Councilman Bishop made a motion to enter into the public hearing on Holly Springs Subdivision for Rezoning. Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried) With no one signed up to speak, Councilman Toomey made a motion to close the public hearing and return to open session. Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried)

Mayor Hough advised that the new information brought forward tonight will go back to the Planning Commission at their next meeting for a Council recommendation.

2. Public Hearing on the Annexation of the Property located at Tax Parcel ID #s 199264, 225889, 202122, 202690, 181227, 181214, and 180092 (Holly Springs)

At this time, Councilman Toomey made a motion to enter into the public hearing on Holly Springs Subdivision request for annexation. Councilman Hope seconded the motion. All Council Members voted in favor. (Motion carried)

Nate James

706 West Catawba

Mount Holly, NC 28120

Mr. James advised that he feels like this subdivision is a great opportunity for the community. He feels like the developers are getting ahead of the curb with the amenities they are offering and he is a fan of this type development.

Mayor Pro Tem Moore made a motion to close the public hearing and return to open session. Councilman Hope seconded the motion. All Council Members voted in favor. (Motion carried)

Mayor Hough advised that a decision will be made after it comes back from the Planning Commission.

3. Public hearing for an application to rezone Tax Parcel #221727 & #221729 totaling 50.67-acres in the extraterritorial jurisdiction off of West Catawba Avenue from Light Industrial (L-1) and R-12 Single Family (R-12 SF) to Office/Institutional (O-I)

Mr. Wilson advised that the Roman Catholic Diocese of Charlotte has submitted an application to rezone two (2) parcels located in the City ETJ from Light Industrial (L-1) and R-12 Single Family (R-12 SF) to Office/Institutional (O-I). The Diocese intends to develop a college referred to St. Joseph's College.

At this time, Councilman Bishop made a motion to enter into the public hearing to rezone Tax Parcel #221727 & #221729 totaling 50.67-acres in the extraterritorial jurisdiction off of West Catawba Avenue from Light Industrial (L-1) and R-12 Single Family (R-12 SF) to Office/Institutional (O-I) Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried) John and Karen Jacob

Mr. and Mrs. Jacob commented that they are neighbors of the property and if the Diocese do what they say they are going to do it will be a great thing. They shared their concern regarding the wildlife on the property but in the end hope that Council will vote in favor of the rezoning.

Mayor Pro Tem Moore made a motion to close the public hearing and return to open session. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

Councilman Meadows made a motion to approve the rezoning request of Tax Parcel #221727 & #221729 totaling 50.67-acres in the extraterritorial jurisdiction off of West Catawba Avenue from Light Industrial (L-1) and R-12 Single Family (R-12 SF) to Office/Institutional (O-I). Councilman Bishop seconded the motion. All Council Members present voted in favor. (Motion carried)

4. Public hearing, on an application for a text amendment to the Zoning Ordinance regarding Short-term uses in Article 6

Mr. Wilson advised that a group of citizens recently requested a text amendment for short term rental uses in residential districts. These short term rentals are conducted through online website like VRBO or FlipKey. The applicant, Ms. Turneabe, spoke with Council regarding the popularity of this program and the number of hits these locations get per month on the websites.

At this time, Councilman Bishop made a motion to enter into the public hearing on an application for a text amendment to the Zoning Ordinance regarding Short-term uses in Article 6. Mayor Pro Tem Moore seconded the motion. All Council Members voted in favor. (Motion carried)

Dennis Brown
2160 south Ridge Drive
Belmont, NC

Mr. Brown advised that he became familiar with this area through this type rental. He is now a local resident and has made valuable friendships. He advised that this type rental would bring people to downtown which in turn is beneficial to Mount Holly.

Councilman Bishop made a motion to close the public hearing and return to open session. Mayor Pro Tem Moore seconded the motion. All Council Members voted in favor. (Motion carried)

Councilman Bishop made a motion to approve the text amendment to the Zoning Ordinance regarding Short-term uses in Article 6. (Resolution #07102107A) Mayor Pro Tem Moore seconded the motion. (Motion carried)

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Bishop made the motion to adjourn the July 10, 2017 Council Meeting. Councilwoman Breyare seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 8:36 p.m.