

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, May 9, 2022
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	Brian DuPont, Assistant City Manager
Mayor Pro Tem Phyllis Harris	Michelle Wood, Finance Director
Councilman Ivory Craig	Don Roper, Police Chief
Councilman Jeff Meadows	Brian Reagan, Deputy Police Chief
Councilman David Moore	Ryan Baker, Fire Chief
Councilwoman Christina Pawlish	Tony Walker, Streets and Solid Waste Director
Councilwoman Lauren Shoemaker	David Johnson, City Engineer/Director of Utilities
Miles Braswell, City Manager	Mark Jusko, Recreation Supervisor
Marie M. Anders, City Attorney	Greg Beal, Planning Director

Invocation

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

Pledge of Allegiance

Boy Scout Troop #56 led the Council, staff and attendees in the Pledge of Allegiance

SET THE AGENDA

Mayor Hough asked for any changes to the agenda. Councilwoman Pawlish made the motion to approve the agenda as presented. Councilman Moore seconded the motion. All Council Members voted in favor. (Motion carried)

CONSENT AGENDA

1. Approval of lease for Dutchman's Creek Access Area
2. Approval of Imagery, Phase 4 Maps 1-4 Final Plat
3. Approval of the Amended Noise Ordinance
4. Approval of a Proclamation Recognizing May 1-7, 2022 as Municipal Clerk's Week
5. Approval of a Proclamation Recognizing May 11-17, 2022 as National Police Week
6. Approval of a Proclamation Recognizing May 15-21, 2022 as Public Work's Week
7. Approval of an Interlocal Agreement Creating Consortium for Participating in HUD "Home" Program
8. Call for a public hearing on the 2022-2023 proposed Fiscal Year Budget and Fee Schedule
9. Approval of Minutes of the April 11, 2022 Council Work Session Meeting

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

PUBLIC HEARING

1. Public hearing for review and recommendation to City Council, to consider an application, submitted by Belmont Del Associates, LLC, for a proposed rezoning of a 15-acre tract of land, located between YMCA Drive and Caldwell Drive, Parcel ID # 212802, from B-3 South Gateway Overlay District to CD Multifamily (Stowe Property)

Mr. Beal advised that this item was brought before the Planning Commission at their last meeting and they voted unanimously to approve as presented. He advised that the proposed development consists of 200 units make up of apartments and town homes. At this time the Developer

Adam Purser with Purser Associates came forward and explained the proposed development in more detail. Mr. Purser advised that parking will not be a problem as 300 parking spaces will be provided as part of the development. Mr. Purser also provided a presentation that included information and pictures from past development.

Councilman Meadows made a motion to enter into a public hearing to consider a proposed rezoning of a 15-acre tract of land, located between YMCA Drive and Caldwell Drive, Parcel ID # 212802, from B-3 South Gateway Overlay District to CD Multifamily (Stowe Property). Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried) With no one signed up to speak Councilman Meadows made a motion to come out of the public hearing. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilman Meadows made a motion to approve the application, submitted by Belmont Del Associates, LLC, for a proposed rezoning of a 15-acre tract of land, located between YMCA Drive and Caldwell Drive, Parcel ID # 212802, from B-3 South Gateway Overlay District to CD Multifamily (Stowe Property). Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

2. Public hearing to consider traffic controlling device on South Hawthorne

Mr. Walker advised that Mr. Rodney Epps at 107 South Hawthorne made a traffic control request to change the speed limit to 25MPH on South Hawthorne and add no truck signage. He advised that the Police Department conducted the required traffic study and the average speed on South Hawthorne was 24.6 MPH. All the traffic control policy requirements have also been met. Mr. Walker made a staff recommendation to lower the speed limit to 25 MPH with no change in the school zone and no change to the truck signage.

Councilwoman Pawlish made a motion to enter into a public hearing to consider traffic controlling device on South Hawthorne. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

Harper Johnson, 203 North Hawthorne Mr. Harper commented that he is concerned over the no truck zones and curious about what traffic control measures will take place.

Councilman Craig made a motion to come out of the public hearing. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilman Craig made a motion to lower the speed limit from 35 to 25 MPH from Rankin Avenue to Rollins Square and leave the school zone at 20MPH. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

PUBLIC COMMENT – Three (3) Minute Limit

Carolyn Breyare-307 Eastwood and also Crescent Beach. Ms. Breyare came before the Council to comment on regulating Airbnb's. She advised that there are 3 located in her neighborhood and consistently people are renting these homes and parking in the street and being loud. She advised that Charlotte and Rock Hill are both having trouble regulating the Airbnb's and she is asking Council to add regulations to Airbnb's in Mount Holly.

Zarek Melton-301 Eastwood Drive. Mr. Melton came before the Council to speak on the Airbnb's in the East Catawba Drive area. He advised that the owner has made conversion from single family to a duplex for additional lodging. He advised that the renovations for the conversion were not properly permitted and provided pictures that they did not meet building code. He further commented on the parking issue and the noise.

Scott Tratwick--202 East Catawba Drive-Mr. Tratwick came before the Council to comment on the Airbnb's in his neighborhood. He advised that they are a nuisance to the community. He reported that he has called the property manager several times and cannot get anyone to answer or call back. Mr. Tartwick advised that the biggest problem is people parking in the streets. He advised that he has had to call and report to the police on several occasions.

Debbie Pack-113 East Catawba Drive-Ms. Pack came before the Council to state her concern in regard to the Airbnb's located on East Catawba Drive. She advised that she no longer feels safe in her neighborhood and is constantly having to call the police. She commented that there have been loud parties and fights at these locations and would like Council to look into adding tougher regulations on this type rental as more and more developers buy these neighborhood houses and flip into rentals.

Glynn Bratten-405 South Rhyne Street, Dallas –Mr. Bratton came before the Council to introduce himself and ask for his support for running for the Gaston County Board of Education. He advised that he worked for Gaston County Police Department for 30 years and his focus is to achieve the highest potential for every child. He further advised that he is a North Gaston graduate and has vested interest in the children of Gaston County.

Charles Lowe-609 Tuskaseege Road—Mr. Lowe came before the Council and commented that he grew up in this area and he is the one that caused this whole mess with the Airbnb's. He advised that when he sold the properties that he was promised that they would remain single family homes. If he would have known what was going to happen, he would have never sold the houses. He commented that he has met several of the renters and for the most part they are good people but unfortunately there are a few that have ruined it by using foul language, partying and drinking.

Mayor Hough advised that staff would look into this problem and get back to someone. Ms. Breyare advised that she would be the contact person for the group.

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a) (4 and 6)

Councilwoman Pawlish made the motion to enter into Closed Session Pursuant to N.C.G.S 143-318.11 (a)(4 and 6) at 7:41 pm. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilwoman Shoemaker made a motion to come out of closed session and back into regular session at 8:33 pm. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion carried)

Mayor Hough advised that no action was taken during closed session.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Moore made the motion to adjourn the May 9, 2022 Council Meeting. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)
The meeting adjourned at 8:34 pm.