

**Mount Holly City Council
Work Session
May 8, 2001**

CALL TO ORDER BY THE MAYOR

The work session meeting of the City Council of Mount Holly was called to order at 7:00 p.m. by Mayor McLean. The following were present:

Mayor Frank McLean	City Manager David Kraus
Mayor Pro-Tem Bobby Black	Administrative Services Officer Jamie Guffey
Councilman Michael Helms	Deputy Public Works Director Jeff Fritts
Councilwoman Phyllis Harris	Planning & Zoning Director Danny Jackson
Councilman Jim Hope	Fire Chief John Ekiatis
Councilman Bryan Hough	Parks & Recreation Director Zip Stowe
Councilwoman Pat Hubbard	

The Invocation was lead by Mayor McLean.

NCDOT sent two representatives to update council on the progress of the Highway 27 bridge construction project. The project was started in June of 2000 at an estimated cost of \$10.3 million. Currently the project is 34.7% complete which is 10% ahead of schedule.

Councilman Hough asked if there is a estimated completion date. The representatives stated that the estimated completion date is November 2002.

Item # 2 on the Agenda – Proposed Kendrick Property Development

Tom Waters of Provident Development and Bill Rice of Squires Enterprises addressed Council of their proposal for a development on the Kendrick Property. Mr. Rice and Mr. Waters stated that they would abide by any new development ordinance that the city puts into place in the near future. They also stated that they have had a traffic study done to see the impact the development would have on the area. There will be a donation of land to the city for a greenway and there will be a total of 114 acres of open space. The development will also have sidewalks on both side of the street on all main streets, decorative street lights, street trees, swimming, tennis and parks.

City Manager Kraus stated that the Planning Board unanimously approved the development and that the density is 1.8 units per acre.

Mayor Pro-Tem black asked for the details of the development. Mr. Rice stated that there would be 480 lots and the zoning would be R-8 conditional use. He further stated that the planned price range is \$120,000 to \$180,000, but that is subject to the builders market study. Mr. Rice also stated that it would be spring 2002 before the lots would hit the market.

Councilwoman Hubbard asked how many builders would be involved. Mr. Rice stated that there would probably be two with approximately 13 designs each.

Item #3 on the Agenda – Proposed Highway 273 development.

Frank Free did not attend the meeting to discuss a possible 38 acre subdivision on highway 273. This discuss was tabled.

Item #4 on the Agenda – Discussion of Landscaping Ordinance.

W.K. Dickson spoke to about developing a landscaping ordinance for the city. Councilwoman Hubbard asked who this ordinance would affect. W.K. Dickson can write an ordinance that is all inclusive or one that only targets certain areas. The problem will be enforcement.

Item #5 on the Agenda – Discussion of Overlay Districts.

Judi Simac talked to Council about creating an overlay district on Sandy Ford and Lowland Dairy Farm Roads. Mrs. Simac stated that NC General Statues allow for overlay districts on area already developed as well as undeveloped areas. She also stated that this is a good way to handle our Gateway and entryways.

City Manager Kraus asked how we should proceed with this. Council stated that it should be part of our Land Development Plan Update and that we should start with the Sandy Ford Road area.

Item #6 on the Agenda – Discussion of Tree Ordinance.

City Manger Kraus stated that the Planning and Zoning Director Jackson had submitted a draft ordinance to Council over a year ago. No action was ever taken. Staff needs feedback on this so they can tailor a plan to send to the planning board.

Councilman Hough stated that the main areas to be addressed are the number of trees per acre and the type of tree to be used.

Councilman Hope stated that the ordinance should be written to reward a developer who saves trees instead of clear cutting.

The ordinance will be sent to planning commission for further review.

Item #7 on the Agenda – Discussion of Sidewalk Ordinance.

City Manger Kraus stated that if Council wishes to amend the sidewalk ordinance all they have to do is make a motion to amend the ordinance. He stated that staff will come up with a suggestion and present it Monday night.

Item # 8 on the Agenda – Participation with County in New Fire Service Radio System.

City Manager Kraus stated that the City should know shortly whether we will be allowed to participate in the County's program. He recommended staying with the County if we can reach an interlocal agreement and we have a guarantee that they will dispatch us for the next five years.

Item # 9 on the Agenda – Rezoning of Heavy Industrial to Zones More Consistent with our Current Land Use Plan.

City Manager Kraus stated that currently our Gateway area and areas along Dutchman's Creek are zoned heavy industrial. The City will petition to have these areas rezoned to be consistent with our land use plan.

Round Table.

Mayor McLean stated that City Manager Kraus has been named Citizen of the Year by the Optimist Clubs of Gaston County for his work with improving police relations in the county.

Councilwoman Hubbard **MOVED** that the meeting be adjourned. The motion was seconded by Councilwoman Harris and passed with no objections at 9:47 pm.



City Clerk



Mayor