



April 10, 2023
Council Work Session Meeting

Mayor Bryan Hough
Mayor Pro-Tem Phyllis Harris
Councilman Ivory Craig
Councilman Jeff Meadows
Councilman David Moore
Councilwoman Christina Pawlish
Councilwoman Lauren Shoemaker
Marie M. Anders, City Attorney
Miles Braswell, City Manager

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING AGENDA**



**April 10, 2023
7:00 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

Reverend Mark Massey, Pastor at True Light Tabernacle

PLEDGE OF ALLEGIANCE

Boy Scout Troop 59

SET THE AGENDA

CONSENT AGENDA

1. Approval of TDA Appointments (Keep on staggered April terms)
2. Approval to apply for the Fire House Subs Grant (FD)
3. Approval of a Proclamation in Honor of Telecommunicators Week, April 9th-15th
4. Approval of a Proclamation in Honor of Administrative Professionals Week, April 23rd-29th
5. Approval of a Proclamation in Honor of Municipal Clerks Week, April 30th-May 6th
6. Approval of Minutes of the March 27, 2023 Council Work Session Meeting
7. Approval of the March 27, 2023 Closed Session Minutes

PRESENTATIONS

1. Swearing In of Officer Nathan Wilson
2. Introduction of the Employment Engagement Committee (EEC)

*Mayor Bryan Hough
Hannah Rayburn*

PUBLIC HEARING

1. Public hearing to consider a rezoning request (Rezoning Case #R-23-2), made by Barbara Brown, to rezone a 1.69-acre tract, which includes 1010 South Main Street, Tax Parcel #182051 and Tax Parcel #182049 from R-12 Single Family to B-2 Neighborhood Business
Brandon Livingston
2. Public hearing to amend Section 5.20-D-2-g (South Gateway Overlay District) of the City's Zoning Ordinance to increase the maximum allowed height of buildings found in the South Gateway Overlay; B-3 General Business district from 35 to 60 ft
Brandon Livingston
3. Public hearing to amend Section 8.1-D (Off Street Parking and Loading) of the City's Zoning Ordinance to update the parking standards for Medical, dental and similar offices-that are listed in the table
Brandon Livingston
4. Public hearing to amend Section 8.2 (Parking Lot Improvement, Design and Location Requirements) to add a new section to the City's Zoning Ordinance to add requirements which would specify the minimum number of required handicapped spaces
Brandon Livingston
5. Public hearing to amend Section 10.4-D (Landscaping Materials) of the City's Zoning Ordinance to add a new section to the landscaping requirements which would specify the required species of shrubs that will be required
Brandon Livingston
6. Public hearing to amend Section 3.11-B (Accessory Buildings and Structures) to limit the size of accessory structures to 600 sq. ft. that can be allowed within five feet from a side or rear property line. Larger accessory structures would be required to meet district minimums
Paul Lowe

PUBLIC COMMENT – Three (3) Minute Limit

OLD BUSINESS

NEW BUSINESS

1. Consideration and Approval of the Art Work for the Eight (8) Additional Boxes using the additional Funding for the Box Wrapping Project

Paul Lowe

CLOSED SESSION

ADJOURN

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: Mayor and City Council From: Miles Braswell, City Manager	Date: March 29, 2023 Meeting Date: April 10, 2023
Agenda Item to be considered: Michael Zubel - Mount Holly Tourism Development Authority Appointment	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: It is customary to appoint the Mount Holly Tourism Development Authority (TDA) Board members yearly in April. The TDA Chair, Ineke Wilson, requests that the City Council appoint the following to the Board: - April 2023 – April 2026: Michael Zubel as a representative of 'lodging' per the TDA Bylaws. For the record, the remaining Board members' appointment dates are listed below: - April 2021 – April 2024: Reba Edwards as a representative of 'lodging' per the TDA Bylaws; and - April 2022 – April 2025: Ineke Wilson, TDA Chair, as a representative of 'Travel and Tourism' per the Bylaws.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☒ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☒ NO ☐ N/A
Manager/Staff Recommendation:	
Result of City Council Decision: _____	
Attachments:	



City of Mount Holly Action Agenda Item

To: Mayor and City Council Ryan Baker, Fire Chief	Date: April 04, 2023 Meeting Date: April 10, 2023
Agenda Item to be considered: Consideration to apply for Firehouse Subs Grant	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: This request is to apply for the Firehouse Subs Grant to purchase six new automatic external defibrillators to replace 6 of our current AEDs. The new AEDs will give us the ability to defibrillate pediatric patients. The grant opens on April 6, 2023, and will remain open until 600 applications are submitted. The grant is nonmatching, and the total is \$17,774.26.	
Fiscal Impact:	
Will the Item affect the current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☒ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation:	
Result of City Council Decision:	
Attachments: Grant Information and Quote	

The Portal is Closed Until 4/6/2023



**GRANT
APPLICATION
FAQs**

**APPLICATION
CHECKLIST**

**START AN
APPLICATION**

SIGN IN

Frequently Asked Questions & Tips

Please Apply Early. A maximum of 600 applications are accepted on a quarterly basis.

Please do not contact area restaurants or Firehouse Subs Care center with grant questions.

What does the Firehouse Subs Public Safety Foundation support?

Our Mission is to impact the lifesaving capabilities, and the lives of local heroes and their communities by providing lifesaving equipment and prevention education tools to first responders, non-profits and public safety organizations. All requests must fall within our funding guidelines via firehousesubsfoundation.org/about-us/funding-areas.

If approved, how are the Foundation's grant awards funded?

The Foundation procures grant awards in one of two ways, to be determined by the Foundation team.

- Method 1: Direct Purchase made by the Foundation
- Method 2: Memo of Understanding in which funds will be transferred via ACH to the granted organization

Are there items that your Foundation does not support?

All requests must fall within our funding guidelines found on our website via firehousesubsfoundation.org/about-us/funding-areas. Examples of items that are not supported by our board of directors include:

- body cameras
- building exhaust removal systems
- crash data boxes
- dash cams
- drones and drone accessories
- exercise equipment
- guns/firearms/use of force equipment, riot gear, laser pointers (designators) & tasers
- inflatable bounce houses
- license plate readers
- Narcan & TruNar analyzers
- Cardiac Science Powerheart G3 AEDs & Philips FR3 AEDs
- Polar Breeze thermal rehabilitation systems
- portable message signs
- power load stretchers
- promotional items including apparel, costumes & Pluggie the fire plug/Sparky the Fire Dog robots
- radar detectors
- recording devices

- refurbished equipment
- security systems & surveillance equipment
- stop sticks
- throw bots
- traffic road barriers

Who can apply for this grant?

Fire Departments, law enforcement, EMS, municipal & state organizations, public safety organizations, non-profits and schools are encouraged to apply for lifesaving equipment.

If my organization has received a grant award from Firehouse Subs Public Safety Foundation in the past, when can we reapply?

We ask that grant recipients wait a minimum of two years from the date of approval before reapplying.

If approved, how are the Foundation's grant awards funded?

The Foundation procures grant awards in one of two ways. The procurement method is up to the discretion of the Foundation team.

- Method 1: Direct Purchase made by the Foundation
- Method 2: Memo of Understanding in which funds will be transferred via ACH to the granted organization

Does the Foundation provide reimbursements for purchased equipment?

No. If your organization has already purchased the equipment and is seeking reimbursement, please do not apply.

What are the most common reasons a grant application is marked incomplete?

- Quote is missing the required contact information and/or is not itemized
- Financials are outdated and/or do not include both revenues and expenses
- Alternate contact information is the same contact information as the main contact information
- The name of the organization is missing on the financials
- W9 form is missing the required information

Can my organization submit multiple grant applications?

The Foundation does not accept more than one grant request per organization each quarter. If your organization receives a grant, please wait a minimum of two years from the date of approval to apply again.

Is the Firehouse Subs Public Safety Foundation grant a matching grant?

There are no matching funds involved in our organization's grants program.

What is the Foundation's average funding range?

\$15,000-\$35,000 is a guideline. Requests exceeding \$50,000 will be denied.

What financial information should we provide?

Financials must show revenue and expenses and list the name of your organization, city or county. One of the following options must be submitted:

- o A recent - within one month - Balance Sheet which consists of Assets and Liabilities
- o A recent - within one month - Profit & Loss Statement also called an Income Statement
- o A current year annual budget showing projected income and expenses
- o A previous year audit or 990

What is needed for the required vendor quote/bid attachment?

You must provide an official vendor quote with the following information for your grant request to be considered. Submitted quotes *MUST* meet the requirements below, please read carefully:

- o Only one vendor quote must be submitted for related items only, within one equipment category
- o Vendor sales representative first and last name must be included on quote
- o Vendor email address must be included on quote
- o The name & *physical* address of your organization must be included
- o The first & last name of a contact person from your organization must be included
- o Only one vendor quote can be submitted. Your application will be marked incomplete if more than one quote is submitted.
- o Quote must be itemized
- o Online quotes will not be accepted
- o Must be dated within six months of the application deadline
- o Must contain **only** the item(s) pertaining to your grant request
- o The total dollar amount and equipment quantities in the vendor quote **MUST MATCH** the total that your department is requesting on the application
- o Include sales tax if applicable and freight charges, if applicable. Firehouse Subs Public Safety Foundation will not be responsible for additional shipping costs or sales tax not included in the submitted quote.
- o The cost of maintenance plans and extended warranties are not permissible
- o Firehouse Subs Public Safety Foundation will not be responsible for restocking fees or costs related to errors within your quote

Important: Only one vendor quote may be submitted for related items only, within one equipment category. Unrelated equipment cannot be combined into one quote. Examples of unacceptable requests include quotes for un-related equipment:

- Cutter, Spreader and Fire Hoses*
- AEDs and gas monitors*
- Requests with more than one quote

* these items do not belong in the same equipment category

Your application will be marked incomplete if multiple quotes are submitted or if a quote containing multiple types of equipment is submitted.

Note: When requesting a quote/bid from a vendor, please share our quote requirements and notify the vendor that you are applying for a grant from our Foundation.

What inventory information should I provide?

Equipment inventory is required for first responder organizations only. If your organization does not have apparatus, vehicles or specialized equipment, please attach a document noting that the organization does not have any applicable inventory, and include the name of your organization on the document.

For first responders: Please include a list of apparatus, vehicles and other specialized equipment, if applicable. The lists we receive vary in length depending on the size and type of organization. (For example, include items such as vehicles, extrication equipment, breathing devices, and personal protective equipment/PPE).

If my department is located more than 60 miles from a Firehouse Subs restaurant, should I still apply?

Our Foundation focuses its resources in areas served by Firehouse Subs restaurants, however, we recognize the need of rural and volunteer departments throughout the country, and will consider applications outside of the 60-mile guideline.

When can we expect to find out if our grant has been approved or denied?

Grant award notifications will be emailed to ALL applicants within two months after the grant deadline. Please do not contact the Foundation, restaurants or the Firehouse Subs Care Center with questions regarding your grant status.

Does Firehouse Subs Public Safety Foundation fund requests for "use of force"?

Firehouse Subs Public Safety Foundation does not accept grant requests for "use of force" items such as guns, tasers, riot gear, or firearm simulators.

Does the Foundation only work with specific equipment vendors?

No, the Firehouse Subs Public Safety Foundation does not endorse any specific equipment vendor or brand. Our goal is to provide the equipment that best fits the needs of our recipient's, at the best possible price, to enable us to help more organizations.

Does the Foundation fund requests for refurbished equipment?

We do not accept grant requests for refurbished or pre-owned equipment.

Does the Foundation fund requests for patent-pending equipment?

We do not accept grant requests for patent-pending products.

Does the Foundation accept requests for partial funding?

We will consider requests for partial funding, however, the balance of funds must be secured and outlined within your grant request. Documentation of partial funding must be included as part of your background/history attachment.

We are unable to provide any additional assistance due to the volume of applications received daily. For technical questions, please email Foundation@FirehouseSubs.com.

Firehouse Subs Public Safety Foundation Scholarships Program FAQs**How can an individual apply for a Firehouse Subs Public Safety Foundation scholarship?**

The scholarship program is open to community members as well as Firehouse Subs employees planning to enroll in a part-time or full-time firefighter, law enforcement or emergency medical (paramedic or EMT) program at an accredited two- or four-year college, university or vocational technical school for the upcoming academic year. Click [here](#) to learn more.

How can accredited schools apply for scholarship funding?

Accredited schools can apply for scholarship funding in support of firefighter, law enforcement or emergency medical (paramedic or EMT) programs by completing the online grant applications via grants.firehousesubs.com.

We are unable to respond to general inquiries. For assistance related to grant portal technical errors, please email foundation@firehousesubs.com.

Capital Terms and Conditions:

Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's Acute Care capital terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html. A copy of Stryker Medical's Emergency Care capital terms and conditions can be found at <https://www.strykeremergencycare.com/terms>.



LP1000

Quote Number: 10681969

Version: 1

Prepared For: MOUNT HOLLY FIRE DEPT
Attn:

Remit to:

Stryker Medical

P.O. Box 93308

Chicago, IL 60673-3308

Rep:

Shannon Cook

Email:

shannon.cook1@stryker.com

Phone Number:

Quote Date: 04/05/2023

Expiration Date: 07/04/2023

Delivery Address

Name: MOUNT HOLLY FIRE DEPT
Account #: 1487791
Address: 433 KILLIAN AVE
MOUNT HOLLY
North Carolina 28120

End User - Shipping - Billing

Name: MOUNT HOLLY FIRE DEPT
Account #: 1487791
Address: 433 KILLIAN AVE
MOUNT HOLLY
North Carolina 28120

Bill To Account

Name: MOUNT HOLLY FIRE DEPT
Account #: 1487791
Address: 433 KILLIAN AVE
MOUNT HOLLY
North Carolina 28120

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	99425-000023	LIFEPAK 1000 Graphical Display - includes one non-rechargeable battery, one carrying case w/ shoulder strap, two pair QUIK-COMBO REDI-PAK electrodes and Ship Kit	6	\$2,695.11	\$16,170.66
2.0	41425-000034	Ship Kit - Literature, LP1000, W RCHG, English	6	\$0.00	\$0.00
3.0	11101-000016	Infant/Child Reduced Energy Defibrillation Electrode Replacement	6	\$120.80	\$724.80
Equipment Total:					\$16,895.46

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-LP500B-LP1K	TRADE-IN-STRYKER LIFEPAK 500 BIPHASIC TOWARDS PURCHASE OF LIFEPAK 1000	6	-\$100.00	-\$600.00

Price Totals:

Estimated Sales Tax (7.000%):	\$1,140.68
Freight/Shipping:	\$231.12
Grand Total:	\$17,667.26

Prices: In effect for 30 days



LP1000

Quote Number: 10681969

Version: 1

Prepared For: MOUNT HOLLY FIRE DEPT

Attn:

Remit to:

Stryker Medical

P.O. Box 93308

Chicago, IL 60673-3308

Rep:

Shannon Cook

Email:

shannon.cook1@stryker.com

Phone Number:

Quote Date: 04/05/2023

Expiration Date: 07/04/2023

Terms: Net 30 Days

Contact your local Sales Representative for more information about our flexible payment options.



City of Mount Holly Action Agenda Item

To: City Council From: Brian Reagan, Police Chief	Date: April 4, 2023 Meeting Date: April 10, 2023
Agenda Item to be considered: Approval of a Proclamation Recognizing April 9th -April 15th, 2023 as Telecommunicator Week	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Attached you will find a copy of the proclamation recognizing April 9 th -April 15 th , 2023 as Telecommunicator Week.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☒ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: Approval	
Result of City Council Decision: _____	
Attachments: 1. Proclamation	



Mount Holly Police Department

Office of the Chief of Police • 400 E Central Avenue • Mount Holly, North Carolina 28120

Brian K. Reagan
Chief of Police

Proclamation National Public Safety Telecommunicators Week April 9th -15th, 2023

WHEREAS, emergencies can occur at any time that require police, fire or emergency medical services; and,

WHEREAS, when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and,

WHEREAS, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Mount Holly Police Communications Center; and,

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency service; and,

WHEREAS, Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and ensuring their safety; and,

WHEREAS, Public Safety Telecommunicators of the Mount Holly Police Department: Tammy Earney, Beth Howard, Juli Rush, Jennifer Yarborough, Lisa Tucker, and Haley Marie have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and,

WHEREAS, each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year;

THEREFORE, Be It Resolved that the City Council of Mount Holly declares the week of April 9th through 15th, 2023 to be National Public Safety Telecommunicators Week in Mount Holly, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

Signed this 10th day of April 2023

Bryan Hough, Mayor



City of Mount Holly Action Agenda Item

To: City Council	Date: April 4, 2023
From: Miles Braswell, City Manager	Meeting Date: April 10, 2023
Agenda Item to be considered: Approval of a Proclamation Recognizing April 23rd - April 29th 2023 as Administrative Professionals Week	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Attached you will find a copy of the proclamation recognizing April 23rd -April 29th 2023 as Administrative Professionals Week	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☒ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A
Manager/Staff Recommendation:	
Approval	
Result of City Council Decision:	
Attachments:	
1. Proclamation	



Proclamation

ADMINISTRATIVE PROFESSIONALS WEEK

April 23rd - April 29th, 2023

Whereas, Administrative Professionals play an essential role in coordinating the office operations of businesses, non-profits, government, educational institutions, and other organizations; and

Whereas, The work of Administrative Professionals requires advanced knowledge and expertise in communications, computer software, office technology, project management, organization, customer service and other vital office management responsibilities: and

Whereas, Administrative Professionals Week serves as a time to salute the valuable contributions of Administrative Professionals in the workplace: recognizing the singular importance of their work in accomplishing the mission and vision of their place of work;

Now, Therefore, The Mayor and City Council of the City of Mount Holly, do hereby recognize the week of April 23rd through April 29th, 2023, as Administrative Professionals Week.

Dated this 10th day of April, 2023

Mayor:

Attest:

Bryan Hough, Mayor

Amy Miller, City Clerk



To: Mayor and City Council From: Miles Braswell, City Manager	Date: April 4, 2023 Meeting Date: April 10, 2023
<i>Agenda Item to be considered:</i> Proclamation Recognizing April 30 th – May 6 th as Municipal Clerks Week	
Will this require a public hearing? ☐ YES ☒ NO	
<i>Background/Purpose of Request:</i>	
<i>Fiscal Impact:</i>	
Will Item affect current budget	☐ YES ☐ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☐ N/A
Preadit Certification required	☐ YES ☐ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☐ N/A
Budget Transfer required	☐ YES ☐ NO ☐ N/A
Total City Dollars:	\$ _____
Budget Code	_____
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A
<i>Manager/Staff Recommendation:</i> Approval _____	
<i>Result of City Council Decision:</i> _____	
<i>Attachments:</i> Proclamation	



Proclamation
53rd ANNUAL MUNICIPAL CLERKS WEEK
April 30 - May 6, 2023

Whereas, The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

Whereas, The Office of the Municipal Clerk is the oldest among public servants, and

Whereas, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

Whereas, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

Whereas, The Municipal Clerk serves as the information center on functions of local government and community.

Whereas, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

Now, Therefore, The Mayor and City Council of the City of Mount Holly, do recognize the week of April 30 through May 6, 2023, as Municipal Clerks Week, and further extend appreciation to our Municipal Clerk, Amy Miller and our Deputy Clerk Tara Douglas and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 10th day of April, 2023

Mayor:

Attest:

Bryan Hough, Mayor

Amy Miller, City Clerk

City of Mount Holly
Mount Holly City Council Work Session Meeting
Monday, March 27, 2023
Council Chambers
6:30 pm

CALL TO ORDER

Mayor Hough called the meeting to order at 6:30 pm. The following were present:

Mayor Bryan Hough	Miles Braswell, 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

Councilman Craig led the Council, staff and attendees in prayer.

SET THE AGENDA

With no changes to the agenda, Councilwoman Pawlish made the 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 Budget Amendments
 - Fire Department for maintenance and repair of vehicles
 - Arts Signal Box Wrapping
2. Approval of a Resolution Declaring Surplus Property
3. Call for a public hearing to amend Section 5.20-D-2-g (South Gateway Overlay District) of the City's Zoning Ordinance to increase the maximum allowed height of buildings found in the South Gateway Overlay; B-3 General Business district from 35 to 60 ft.
4. Call for a public hearing to amend Section 8.1-D (Off Street Parking and Loading) of the City's Zoning Ordinance to update the parking standards for Medical, dental and similar offices-that are listed in the table.
5. Call for a public hearing to amend Section 8.2 (Parking Lot Improvement, Design and Location Requirements) to add a new section to the City's Zoning Ordinance to add requirements which would specify the minimum number of required handicapped spaces.
6. Call for a public hearing to amend Section 10.4-D (Landscaping Materials) of the City's Zoning Ordinance to add a new section to the landscaping requirements which would specify the required species of shrubs that will be required.

7. Call for a public hearing to amend Section 3.11-B (Accessory Buildings and Structures) to limit the size of accessory structures to 599 sq. ft. that can be allowed within five feet from a side or rear property line. Larger accessory structures would be required to meet district minimums.
8. Approval of SCN Architects to perform design services for the 911 Communications Center upgrade.
9. Approval of staging site agreement between the City of Mount Holly and Duke Energy
10. Approval of minutes from the March 13, 2023 Council Meeting

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

PUBLIC HEARING

1. Public Hearing to amend the development agreement for Olde Mecklenburg Brewery

Mrs. Anders advised that the purpose of this public hearing is to hear comments on possibly extending the dates in the closing agreement related to the construction loan or financing arrangements with Old Mecklenburg Brewery. Mrs. Anders added that Mr. Marrino is requesting a one (1) year extension which will make date March 31, 2024.

At this time, Councilwoman Shoemaker made a motion to enter into public hearing to hear comments in regard to the Development Agreement for Olde Mecklenburg Brewery. Councilman Craig seconded the motion. All Council Members voted in favor. Motion passed.

John Marrino, owner/developer of Olde Mecklenburg Brewery (OMB) spoke in regard to his request. He advised that he is not asking to move the opening date and he reiterated that he is developing the OMB property as planned. Mr. Marrino advised that the warehouse is the only change to the original plan because it would not fit on the property as planned. However, he purchased property across town to house the warehouse. He explained that an opportunity became available in the Ballentyne area and he does not own the property and therefore does not have control over the opening date. He is working to get that project open and then it is full speed ahead on the Mount Holly location. With all that being said he advised that he is coming before Council to request an amendment to the original agreement and extend the financing portion for one (1) year. He further advised that he is in the process of purchasing the adjoining Mount Holly location property from Duke and is set to close on the property this week.

With no one signed up to speak, Councilman Meadows made a motion to close the public hearing. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried

Councilman Craig made a motion to approve the proposed amendment to the development agreement for Olde Mecklenburg Brewery and extend the financing portion of the agreement to March 31, 2024. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion carried.

AGENDA

1. Presentation on Carolina Thread Trail ITRE Study

Ms. Love with the Carolina Thread Trail came before the City Council to present the 2022 Economic Impact Study of the six (6) trails in the Carolina Thread Trail System. In particular the 2.1 miles of trail located in Mount Holly known as the River Hawk Greenway. Ms. Love provided the overall findings which included economic, health and

environmental benefits of the River Hawk Greenway. Ms. Love commented that this presentation will be shown around the state of various conferences and she thanked the Council for approving the funding that help supplement the cost of the study.

2. Presentation on Recreation Senior Programs-Sole Patrol

Mr. Jusko presented an update on the Parks and Recreation Senior Program-Sole Patrol. He advised that the program is free to Mount Holly seniors and meets Monday – Friday from 10:00AM-12:30PM. The program allows the senior citizen group a place to gather, socialize and get some exercise. He reviewed the activities that take place during Sole Patrol and reported that the total number of participants are back up to pre-covid numbers which average approximately 30-35 members a day. Mr. Jusko reported that he is going to send out a survey to Sole Patrol members of ideas/requests that the seniors would like to see and participate in. Mr. Jusko will report back to the Council the results of the survey.

3. Discussion of laying hens within the city limits

Mr. Lowe advised that at the last meeting there were several people at public comment requesting that laying hens be permitted in the City Limits of Mount Holly. He advised that keeping of fowl is a currently prohibited but he has drafted an ordinance that will allow urban laying hens in the City. He reviewed the draft ordinance and advised that there would be a permitting/annual renewal process for the citizens that wish to keep chickens on their property. Mr. Lowe reviewed the number of hens allowed on a property based on the size of the parcel and the setbacks for the coup in regard to the property line. He advised that the ordinance is only in draft format to give Council/Staff a starting point. Councilman Craig asked if the City currently has enough staffing to control the provisions of the ordinance or would this require additional staffing for code enforcement? Mayor Hough commented that he did not foresee enough people in the City being interested in housing chickens to warrant additional staff but also directed staff to look into the setbacks proposed in the draft ordinance. With direction and feedback from the Council, staff will bring the item back to the next Council Meeting and incorporate the suggested changes.

4. Discussion of Grand Hall fee schedule change for economic development

Mr. DuPont advised that staff has been reviewing a request to consider certain activities held in the Grand Hall that promote economic development beyond the typical scope of general rentals. He advised that these economic development rentals would be subject to the normal deposit and other standard fees but would pay a discounted rental rate of \$800.00. Mr. DuPont advised that if approved by the Council the Economic Development Rate on Grand Hall Rental will be added to the fee schedule and will be clarified in the fee schedule that the Economic Development Rate are rentals that support economic development or travel/tourism at the Municipal Complex. Qualifying events will be determined by the City Manager. Councilman Craig made a motion to approve and add the Economic Development Grand Hall Rental Fee to the fees schedule as proposed by staff. Councilwoman Shoemaker seconded the motion. The motion carried in a 4-2 vote with Councilman Moore and Mayor Pro Tem Harris voting against the motion.

5. Veterans Park Update

Mr. DuPont advised that at the annual retreat McAdam's presented options that scaled back the original Veteran's Park Plan since the bond referendum failed in the fall of 2022, plan since the failing of the bond. At the retreat Council chose option B with some modifications. Mr. DuPont reported that option B would include a scaled back amphitheater, splash pad and restrooms. This option also includes mixed use development through a Public/Private Partnership. The cost estimate for Option B is \$3.6 million. Mr. DuPont advised that staff recommends the following:

- Engage Commercial Broker for properties along Central Avenue
- Engage Commercial Broker for property at Highland and Catawba Avenue
- RFP for Concept Plan after property acquisition

Councilman Moore commented that we are getting ahead of ourselves and we need to look more closely before making a decision. Mayor Hough advised that we can move forward with clearing the property and then decide where to go from there. Councilwoman Shoemaker commented that we need to go ahead and engage our broker and let him start having conversations with the property owners that touch Central Avenue just to see where we stand. It was the consensus of Council to engage our broker, Sam Kline and let him start making contact with the property's owner touching Central Avenue.

6. Naming of the Connector Road

Councilman David Moore brought forward the idea of naming the connector road after our long-term (50 years) attorney Kemp Michael. Council agreed that would be a great way to honor Mr. Michael for his service. Councilman Moore made the motion to name the connector road after Kemp A. Michael. Councilwoman Pawlish seconded the motion. All Council Members voted in favor. Motion Carried.

CLOSED SESSION

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

Councilman Craig made a motion to enter into closed session pursuant to N.C.G.S 143-318.11 (a) (3, 4 and 6). Councilman Moore seconded the motion. All Council members present voted in favor. (Motion Carried)

The time was 7:38 pm.

Councilwoman Pawlish made a motion to return to open session. Councilman Meadows seconded the motion. All Council Members present voted in favor. (Motion Carried)

The time was 7:56pm.

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 Harris made the motion to adjourn the March 27, 2023 Council Work Session Meeting. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 7:56pm.



City of Mount Holly Action Agenda Item

To: City Council From: Miles Braswell, City Manager	Date: April 6, 2023 Meeting Date: April 10, 2023
Agenda Item to be considered: Approval of the Minutes from the March 27, 2023 Closed Sessions	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: As per the internal staff policy shared with Council, approval of closed session minutes will be part of the consent agenda. A copy of the minutes will be provided under a separate cover to Council as part of the closed session information packet.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☐ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☐ N/A
Budget Transfer required	☐ YES ☐ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: Approval	
Result of City Council Decision:	
Attachments: 1. Minutes emailed with the closed session information	

PRESENTATIONS



City of Mount Holly Action Agenda Item

To: City Council From: Chief Reagan	Date: 4/3/23 Meeting Date: 4/10/23
Agenda Item to be considered: Swearing-In of Officer Nathan Wilson 	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Request for Nathan Wilson to be sworn in as a Police Officer of the Mount Holly Police Department.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation:	
Result of City Council Decision:	
Attachments: Oath of Office	

**CITY OF MOUNT HOLLY, NC
POLICE OFFICER**

OATH OF OFFICE AS REQUIRED BY N.C. GENERAL STATUTE 11-11

"Do you Nathan Wilson, solemnly swear (or affirm) to be alert and vigilant to enforce the criminal laws of this State; that you will not be influenced in any matter on account of personal bias or prejudice; that you will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith; and that you will faithfully and impartially execute and discharge the duties of your office as a Police Officer for the City of Mount Holly, North Carolina, according to the best of your skill, ability and judgment; so help me God."

Nathan Wilson, Officer

Sworn to and subscribed before me
this the 10th day of April, 2023.

Bryan Hough, Mayor



City of Mount Holly Action Agenda Item

To: City Council	Date: 3-29-2023
From: Hannah Rayburn, HR Director	Meeting Date: 4-10-2023
Agenda Item to be considered: Introduction of Employee Engagement Committee (EEC)	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Introduce the committee and its purpose to Council. Committee members: Alexis Hill, Michael Godwin, Katie Holland, Dawn Todd, Jimmy Burbee, Shannon Horton, William Steele, Daniel Love, Jennifer DuMont, and Abbey Miller.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation: <u>N/A</u>	
Result of City Council Decision: <u>N/A</u>	
Attachments: <u>N/A</u>	

PUBLIC HEARINGS



City of Mount Holly Action Agenda Item

To: City Council

Date: 4-4-23

From: Brandon Livingston, Planner

Meeting Date: 4-10-23

Agenda Item to be considered: Public hearing to consider a rezoning request (Case-R-23-2), made by Barbara Brown, to rezone a 1.69-acre area, which includes 1010 South Main Street, Tax Parcel #182051 and Tax Parcel #182049 from R-12 Single Family to B-2 Neighborhood Business.

Will this require a public hearing?

☒ **YES**

☐ **NO**

Background/Purpose of Request: An application was received by staff requesting a rezoning by Barbara Brown. This is to rezone a combined 1.69-acre tracts of land at 1010 South Main Street, Tax Parcel #182051 and Tax Parcel #182049 from R-12SF to B-2 Neighborhood Business for a possible office.

This is a general rezoning request that if approved, any uses would be allowed that are permitted in the B-2 zoning district. Ms. Brown would be using the property as a therapist office, but if new owners were to buy the property, any B-2 uses would be allowed.

This rezoning would not be considered spot zoning due to parcels zoned B-2 being adjacent to the property on the side and rear.

The Future Land Use Map identifies this area being between a Neighborhood Center (Catawba Heights Neighborhood Center) and a Community Corridor which supports this type of rezoning. The rezoning is promoted through the adopted Land Use Plan due to the need for economic development infill in this area for other commercial opportunities.

The Planning Commission voted 6-0 to recommend approval of this request at their April 3rd meeting.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☐ YES	☐ NO	☒ N/A

Manager/Staff Recommendation:

Staff recommends approval of this rezoning request.

Attachments:

1. Rezoning Application
2. Maps of the property
3. Letter to adjacent property owners
4. Statement of Consistency
5. Community Corridor Map
6. Future Land Use Map

**REZONING APPLICATION
CITY OF MOUNT HOLLY, NORTH CAROLINA**

Date Filed: 2/2/2023 Application Number: 11-23-2

The undersigned does (do) hereby respectfully make the application and request to the City of Mount Holly to amend the Zoning Map of Mount Holly as hereinafter requested and in support of this application the following facts are shown:

1. The real property, sought to be rezoned, is owned in fee simple by:

David and Barbara Brown

Address: 1010 S. Main St Mount Holly, NC 28120

as evidenced by Deed Book _____ on Page _____ in the Gaston County Registry. There are no restrictions or covenants of record appearing in the chain of title, which would prohibit the property from being put to the use specified in Paragraph five (5) of this application.

2. The real property sought to be rezoned is located at/on 1010 S. Main St. on the Left or Right side of the _____

(physical address) (circle one) (street)
between Rose St. and W. Catawba Dr. and has a Tax
(street) (street)

Listing of: Tax Parcel # 182051/182047 Said lot(s) has (have) a frontage of 250 feet and is approximately 1.67 acres in size.

3. A complete legal description of the boundaries of said realty (to be completed by an attorney) is attached to this application along with a survey or tax map of said realty.

4. It is desired and requested that the real property herein described be rezoned from R-12 Zone to B-2 Zone.

5. If Conditional rezoning is requested, a site specific plan (see Appendix) is hereby attached (check) _____ Yes or ☒ N/A.

6. If the Conditional Rezoning is requested, it is proposed that the real property be put to the following use, with the following specific improvements including building sizes and proposed screening in accordance with the attached site plan as mentioned in Paragraph five (5).

7. Attached is a list of all the properties adjacent to the subject property including the owners' name(s) and address and tax book, map, and parcel number of each lot as shown on the Gaston County Tax Maps. Adjacent properties are considered all those immediately or diagonally adjacent to the subject property, including any properties immediately across any creeks, rivers, railroads, highways or other natural or man-made barriers.

David + Barbara Brown
Name of Applicant(s)

Interest of Applicant in Subject Realty:
(Must be the owner if requesting
Conditional Rezoning)

Applicant's Address: PO Box 94 McAdenville, NC 28101

Phone Number: 980-281-8152
803-230-2000

Signature: Barbara Brown

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of \$ 300 (See Fee Schedule) at least 30 days prior to the Planning Commission meeting for initial consideration.

16. 2022. 12. 22. 14:00

EXHIBIT A

Tract 1

BEGINNING at a corner in the center of the Belmont-Mt. Holly Highway, said corner being 550 feet North 21 degrees 20 minutes East from northerly line of Smith Subdivision, and runs thence from said point of beginning, with center of said Highway, North 21 degrees 20 minutes East 125 feet to a point in the center of said Highway, a new corner; thence a new line North 65 degrees 40 minutes West 280 feet to a stake, a new corner in Harvey H. Elmore property; thence South 21 degrees 20 minutes West 125 feet to an iron stake; thence South 65 degrees 40 minutes East 280 feet to the Point of Beginning, as shown on unrecorded plat made for Harvey Elmore, et als, by G. Sam Rowe, C.E., February 23, 1953.

Parcel # 182051

Tract 2

BEING a lot of land fronting One Hundred Twenty (120) feet on the westerly side of the Belmont-Mount Holly Highway and extending in a westerly direction from the center line thereof a distance of Two Hundred Eighty (280) feet, and being the full contents of Lot Number One (1) of the property of the Estate of Carlee Bumgardner, as shown on map thereof recorded in Plat Book 11 at Page 64 in the office of the Register of Deeds for Gaston County, North Carolina, to which map reference is hereby made for a more particular description, together with a ten (10) foot strip immediately adjacent to the southernmost boundary of Lot Number One (1), said strip being the northernmost ten (10) feet of Lot Number Two (2) of the property of the Estate of Carlee Bumgardner as shown on map recorded in Plat Book 11 at Page 64, Gaston County Registry, to which reference is hereby made for a more full and complete description.

BEING the identical property conveyed to Samuel Andrew Kistler by deed dated October 30, 1995 and recorded in Book 2498 at Page 930, Gaston County Registry.

Parcel # 182049

AND

BEGINNING AT A NEW IRON PIN SITUATE ON THE EASTERNMOST RIGHT OF WAY LINE OF ROSE STREET (ALSO KNOWN AS STATE ROAD #2046) AT THE NORTHWESTERNMOST CORNER OF RALPH PARISH, NOW OR FORMERLY, AS DESCRIBED TO IN DEED BOOK 782 AT PAGE 740, GASTON COUNTY REGISTRY, SAID IRON BEING FURTHER SITUATE IN A NORTHEASTERLY DIRECTION AS MEASURED ALONG THE EASTERNMOST RIGHT OF WAY LINE OF ROSE STREET 700.00 FEET FROM ITS POINT OF INTERSECTION WITH THE EDGE OF FIFTH STREET AND RUNNING THENCE FROM SAID BEGINNING POINT WITH THE EASTERNMOST RIGHT OF WAY LINE OF ROSE STREET, NORTH 23 DEGREES 53 MINUTES 29 SECONDS EAST 199.67 FEET TO AN EXISTING IRON PIN; THENCE WITH DIVISION LINE OF BENNIE BROOKSHIRE, NOW OR FORMERLY, (DEED BOOK 1124 AT PAGE 672) SOUTH 65 DEGREES 57 MINUTES 00 SECONDS EAST 285.76 FEET TO AN EXISTING IRON PIN ON THE PROPERTY LINE OF JOHN COLLINS, NOW OR FORMERLY (DEED BOOK 738 AT PAGE 75); THENCE WITH THE DIVISION LINE OF COLLINS, NOW OR

FORMERLY, THE FOLLOWING TWO COURSES AND DISTANCES: (1) SOUTH 21 DEGREES 48 MINUTES 07 SECONDS WEST 37.22 FEET TO AN EXISTING IRON PIN AND (2) SOUTH 65 DEGREES 48 MINUTES 00 SECONDS EAST 25.0 FEET TO A NEW IRON PIN; THENCE WITH THE DIVISION LINE OF GEORGE KISTLER, NOW OR FORMERLY (DEED BOOK 614 AT PAGE 68 AND DEED BOOK 728 AT PAGE 42) SOUTH 21 DEGREES 18 MINUTES 51 SECONDS WEST 163.43 FEET TO AN EXISTING IRON PIN; THENCE WITH THE DIVISION LINE OF PARISH, NOW OR FORMERLY NORTH 65 DEGREES 48 MINUTES 00 SECONDS WEST 319.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.425 ACRES, MORE OR LESS.

LESS AND EXCEPT:

Beginning at a existing iron pin situate on the easternmost right-of-way line of Rose Street (w/c/a State Road #2046) at the northwesternmost corner of Ralph Parish, now or formerly, as described in Deed Book 782, Page 74b, Gaston County Registry, thence from said beginning point with the easternmost right-of-way line of Rose Street, North 23-33-29 East, 199.67 feet to a 4 foot high pipe; thence with division line of Beanie Brookshire, now or formerly (Deed Book 1124 at Page 672) South 65-37-00 East, 285.76 feet to an existing iron pin on the property line of John Collins, now or formerly (Deed Book 758, Page 75), two courses and distances: 1) South 21-48-07 West, 37.22 feet to an existing iron pin; and 2) South 27-26-25 West, 163.49 feet to a new iron pin at said Parish land; thence with the division line of said Parish North 63-48-00 West, 277.00 feet to the point of beginning, containing 1.30 acres, more or less in accordance with a survey dated 10/11/2000 by Mack W. Drake PLS.

BEING A PORTION OF BOOK 2016 AT PAGE 849, GASTON COUNTY REGISTRY.

parcel #	owner	location address	mailing address	tax book
182052	GREGORY SCOTT FARMER	1002 S MAIN ST MOUNT HOLLY, NC 28120	905 WESTLAND FARM RD, MOUNT HOLLY, NC 28120	BOOK: 5201 PAGE: 0653
182050	GAVIN & BETH ARON	216 ROSE ST MOUNT HOLLY, NC 28120	216 ROSE ST MOUNT HOLLY, NC 28120	BOOK: 4901 PAGE: 2370
227246	MT HOLLY SUPPLY CO INC	NO ADDRESS	1120 S MAIN ST, MT HOLLY, NC 28120-2023	BOOK: 4954 PAGE: 0203
182048	ROBERT & ABBY CAUTHEN	1118 S MAIN ST MOUNT HOLLY, NC 28120	785 EAGLE RD, BELMONT, NC 28012	BOOK: 4513 PAGE: 0125



Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

PARCEL #: 227246

PIN #: 3596428352

CURRENT OWNERS: MT HOLLY SUPPLY CO
INC

MAILING ADDRESS: 1120 S MAIN ST , MT
HOLLY, NC 28120-2023

NBHD #: MH009

NBHD NAME: CATAWBA HEIGHTS

TOWNSHIP: SOUTH POINT TOWNSHIP

LEGAL DESC: HARVEY ELMORE P/L 5
UNREC 15 008C 101 00 000

Tax Information

DEED BOOK: 4954 PAGE: 0203

DEED RECORDING DATE: 12/29/2017

SALES AMOUNT: \$40,000

PLAT BOOK: PAGE:

STRUCTURE TYPE:

YEAR BUILT:

SQUARE FOOTAGE:

VACANT: IMPROVED

BASEMENT: NO

BED: BATH: HALF-BATH:

MULTI-STRUCTURES: NO

ACREAGE: 0.41

TAX DISTRICT: MOUNT HOLLY CITY

VOLUNTARY AG DISTRICT: NO

PROPERTY USE: COMMERCIAL

Tax Values

MARKET LAND VALUE: \$16,740

MARKET IMPR. VALUE: \$0

MARKET VALUE: \$16,740

FARM DISCOUNT: NO

EXEMPTION: NO

TAXABLE VALUE: \$16,740

Parcel Information

CITY LIMITS: MT HOLLY

ETJ: NOT IN ETJ

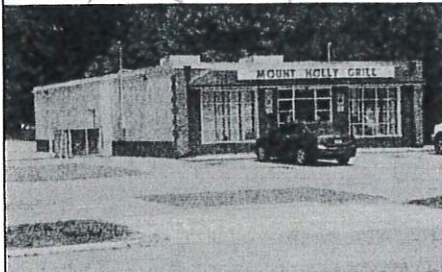
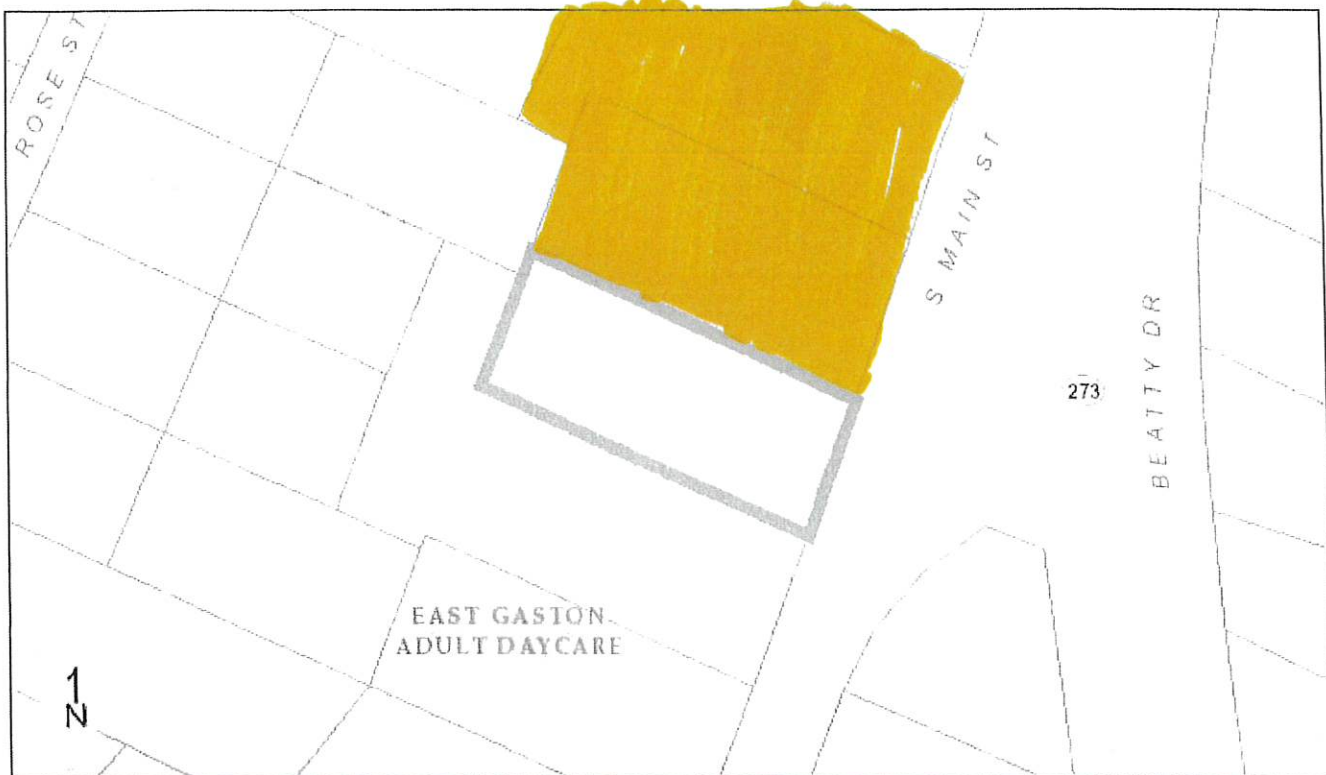
POLICE DISTRICT: MOUNT HOLLY

FIRE DISTRICT: MOUNT HOLLY

FLOOD:

LOCAL WATERSHED: CATAWBA HEIGHTS

CENSUS TRACT: 312.01



Primary Property Address

1118 S MAIN ST MOUNT HOLLY, NC 28120

Tax Information

PARCEL #: 182048

PIN #: 3596520126

CURRENT OWNERS: CAUTHEN ROBERT L
CAUTHEN ABBY F

MAILING ADDRESS: 785 EAGLE RD ,
BELMONT, NC 28012-0000

NBHD #: MH009

NBHD NAME: CATAWBA HEIGHTS

TOWNSHIP: SOUTH POINT TOWNSHIP

LEGAL DESC: CARLEE BUMGARDNER
ESTATE L P/2 15 008C 102 00 000

Tax Information

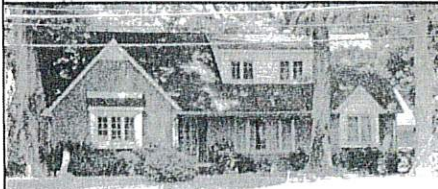
DEED BOOK: 4513 PAGE: 0125
DEED RECORDING DATE: 4/30/2010
SALES AMOUNT: \$0
PLAT BOOK: 011 PAGE: 064
STRUCTURE TYPE: RESTAURANT
YEAR BUILT: 1966
SQUARE FOOTAGE: 2592
VACANT: IMPROVED
BASEMENT: NO
BED: BATH: HALF-BATH:
MULTI-STRUCTURES: NO
ACREAGE: 0.57
TAX DISTRICT: MOUNT HOLLY CITY
VOLUNTARY AG DISTRICT: NO
PROPERTY USE: COMMERCIAL

Tax Values

MARKET LAND VALUE: \$93,110
MARKET IMPR. VALUE: \$97,410
MARKET VALUE: \$190,520
FARM DISCOUNT: NO
EXEMPTION: NO
TAXABLE VALUE: \$190,520

Parcel Information

CITY LIMITS: MT HOLLY
ETJ: NOT IN ETJ
POLICE DISTRICT: MOUNT HOLLY
FIRE DISTRICT: MOUNT HOLLY
FLOOD:
LOCAL WATERSHED: CATAWBA HEIGHTS
CENSUS TRACT: 312.01



182052 06/16/2014

Primary Property Address

1002 S MAIN ST MOUNT HOLLY, NC 28120

Tax Information

PARCEL #: 182052

PIN #: 3596521449

CURRENT OWNERS: FARMER GREGORY SCOTT

MAILING ADDRESS: 305 WESTLAND FARM RD, MOUNT HOLLY, NC 28120-

NBHD #: 4B103

NBHD NAME: S. MAIN STREET

TOWNSHIP: SOUTH POINT TOWNSHIP

LEGAL DESC: . 15 008C 107 00 000

Tax Information

DEED BOOK: 5201 PAGE: 0653

DEED RECORDING DATE: 2/22/2021

SALES AMOUNT: \$177,500

PLAT BOOK: PAGE:

STRUCTURE TYPE: CAPE COD

YEAR BUILT: 1961

SQUARE FOOTAGE: 2414

VACANT: IMPROVED

BASEMENT: NO

BED: 4 BATH: 2 HALF-BATH:

MULTI-STRUCTURES: NO

ACREAGE: 0.77

TAX DISTRICT: MOUNT HOLLY CITY

VOLUNTARY AG DISTRICT: NO

PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$17,700

MARKET IMPR. VALUE: \$208,610

MARKET VALUE: \$226,310

FARM DISCOUNT: NO

EXEMPTION: NO

TAXABLE VALUE: \$226,310

Parcel Information

CITY LIMITS: MT HOLLY

ETJ: NOT IN ETJ

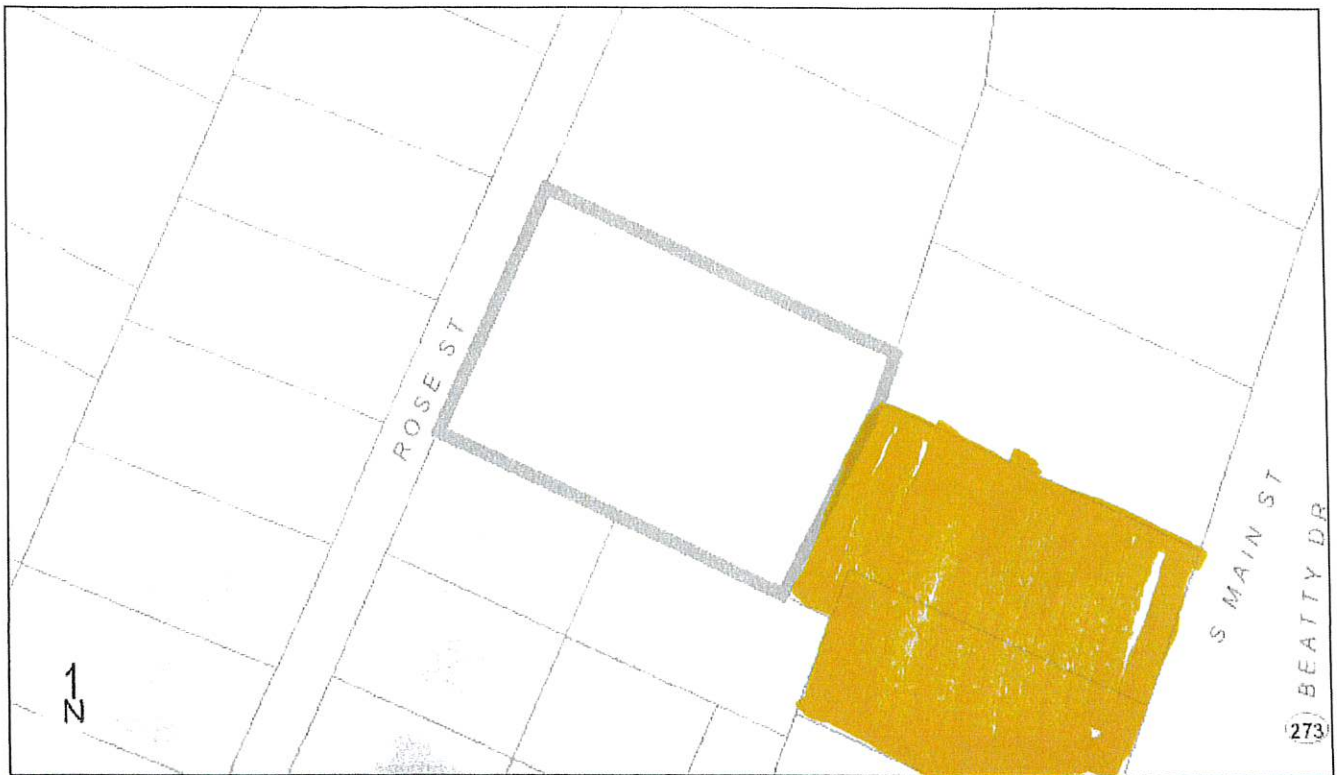
POLICE DISTRICT: MOUNT HOLLY

FIRE DISTRICT: MOUNT HOLLY

FLOOD:

LOCAL WATERSHED: CATAWBA HEIGHTS

CENSUS TRACT: 312.01



182050 06/16/2014

Primary Property Address

216 ROSE ST MOUNT HOLLY, NC 28120

Tax Information

PARCEL #: 182050

PIN #: 3596428530

CURRENT OWNERS: ARON GAVIN ARON
BETH L

MAILING ADDRESS: 216 ROSE ST , MT
HOLLY, NC 28120-2031

NBHD #: 4B103

NBHD NAME: S. MAIN STREET

TOWNSHIP: SOUTH POINT TOWNSHIP

LEGAL DESC: HARVEY ELMORE L 3-4
UNREC 15 008C 104 00 000

Tax Information

DEED BOOK: 4901 PAGE: 2370

DEED RECORDING DATE: 3/24/2017

SALES AMOUNT: \$235,000

PLAT BOOK: PAGE:

STRUCTURE TYPE: CAPE COD

YEAR BUILT: 1978

SQUARE FOOTAGE: 2292

VACANT: IMPROVED

BASEMENT: NO

BED: 3 BATH: 2 HALF-BATH: 1

MULTI-STRUCTURES: NO

ACREAGE: 1.35

TAX DISTRICT: MOUNT HOLLY CITY

VOLUNTARY AG DISTRICT: NO

PROPERTY USE: RESIDENTIAL

Tax Values

MARKET LAND VALUE: \$22,240

MARKET IMPR. VALUE: \$224,080

MARKET VALUE: \$246,320

FARM DISCOUNT: NO

EXEMPTION: NO

TAXABLE VALUE: \$246,320

Parcel Information

CITY LIMITS: MT HOLLY

ETJ: NOT IN ETJ

POLICE DISTRICT: MOUNT HOLLY

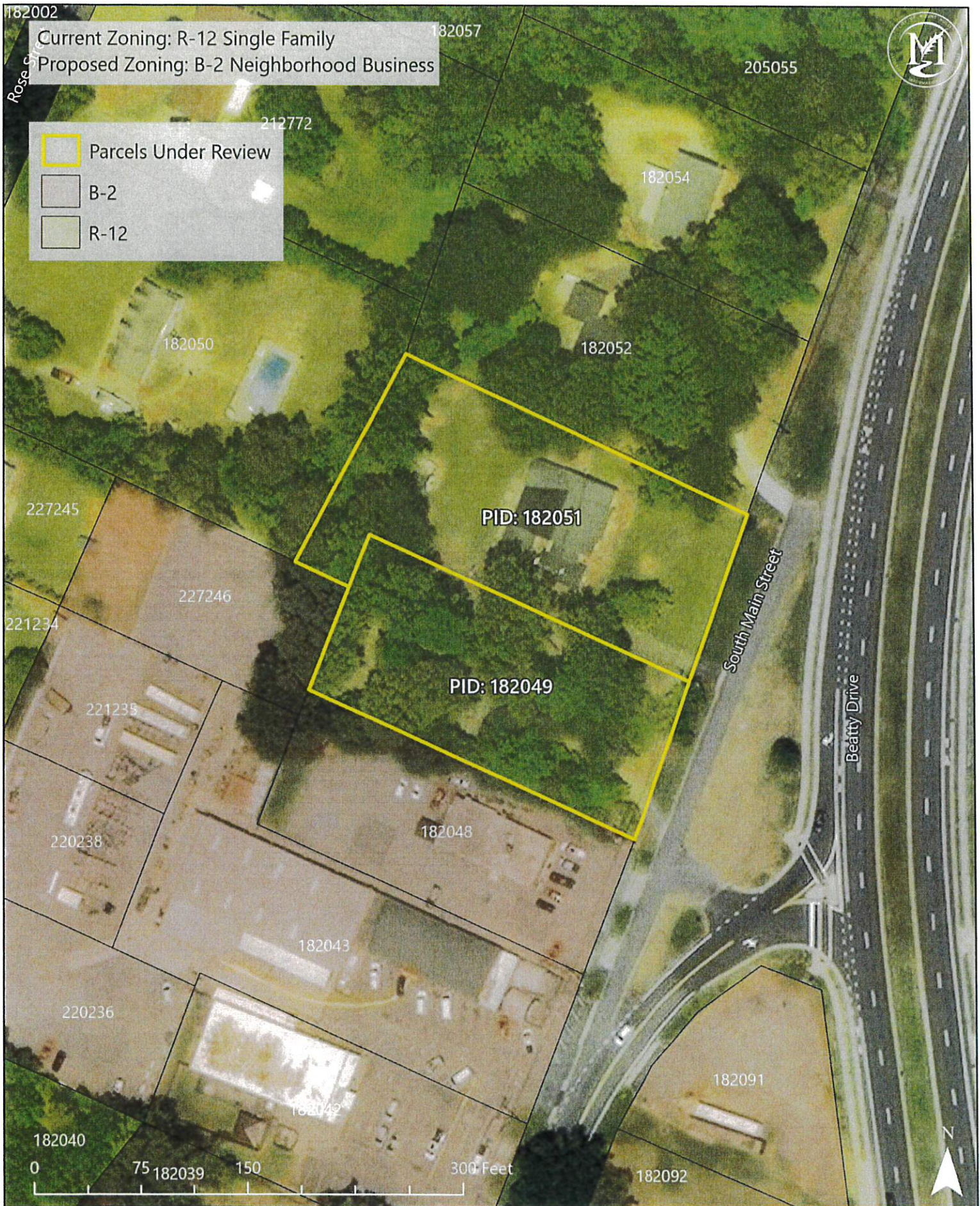
FIRE DISTRICT: MOUNT HOLLY

FLOOD:

LOCAL WATERSHED: CATAWBA HEIGHTS

CENSUS TRACT: 312.01





Rezoning: PID 182049, 182051
City of Mount Holly - Planning & Development Department



Brandon Livingston, CZO
Planner I
Planning & Development

400 East Central Avenue · Post Office Box 406 · Mount Holly, North Carolina 28120 · 704-827-3931 · 704-827-5672 fax · www.mtholly.us

NOTICE OF PUBLIC HEARING

March 24, 2023

Dear Property Owner,

The City of Mount Holly City Council will hold a public hearing on Monday April 10, 2023 at 7 PM at the Municipal Complex, located at 400 East Central Avenue.

The purpose of this hearing will be to review a rezoning request by Barbara Brown to rezone a combined 1.69-acre tracts of land at 1010 South Main Street, Tax Parcel #182051 and Tax Parcel #182049 from R-12SF to B-2 Neighborhood Business.

Also, the Mount Holly Planning Commission will hold a public hearing on Monday April 3, 2023 at 6:30 PM at the Municipal Complex, located at 400 East Central Avenue.

All interested parties are encouraged to attend the public hearing where the opportunity to be heard will be given. For more information, please call the Planning Department at (704) 951-3017.

Sincerely,

Brandon Livingston
Planning & Development



Statement of Consistency

In considering the request associated with petition R23-2, an amendment of the Zoning Map to B-2 Neighborhood Business District for Tax Parcels ID#182051 & 182049, the Mount Holly Planning Commission finds the petition to be a reasonable request and in the public interest. It further finds it to be consistent with the Land Use Plan because:

- It promotes the adopted Future Land Use Map that identifies this area as a Community Corridor for retail and office use, as a connector to Downtown.
- Incorporates neighborhood-serving commercial uses (e.g., grocery stores, restaurants, shops, and services)
- Provide community services in support of the Future Land Use Map.

This finding(s) is supported by a 6 - 0 vote by the Mount Holly Planning Commission during its April 3, 2023 meeting.


Chair, Planning Commission

04-03-2023
Date

COMMUNITY CORRIDOR

The Community Corridor areas serve as primary connections to Downtown. These areas link the City's key gateways, commercial nodes, major employers, local destinations, and neighborhoods. The design and performance of the Community Corridor areas is important to the entire community and will vary based on the surrounding context of corridor segments. Community Corridor areas should have a more unified approach that improves both aesthetics and economic viability by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses between nodes and as a buffer to adjacent residential areas.

Intent

- Incorporate neighborhood-serving commercial uses (e.g., grocery stores, restaurants, shops, and services).
- Link neighborhoods to destinations in Mount Holly and draw people from the edges of Mount Holly to the community core.
- Balance access and mobility with a design that emphasizes good esthetics and safety for all users.
- Promote smaller-scale development that contributes to quality small-town character.

Typical Uses

Primary

Retail

Service

Office

Secondary

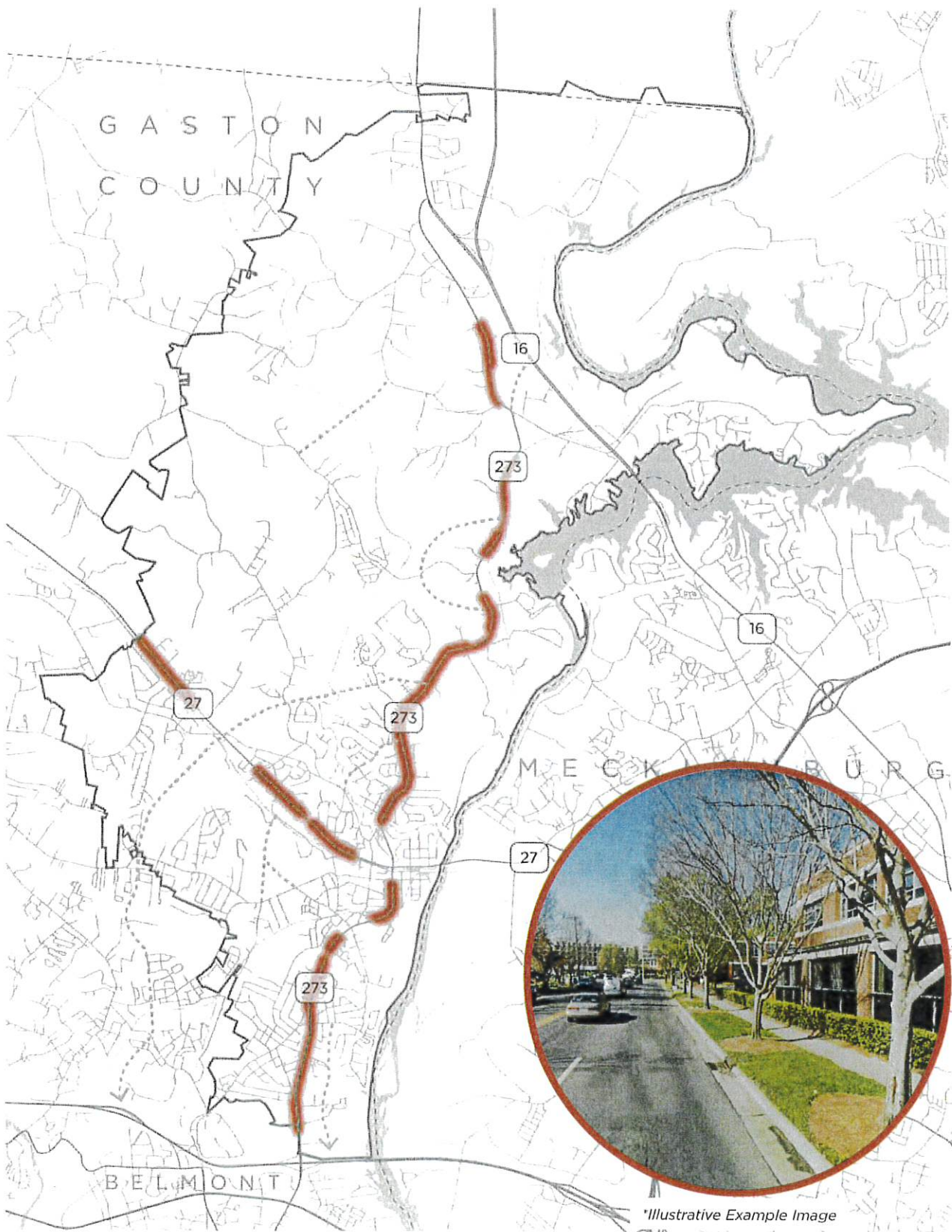
Residential

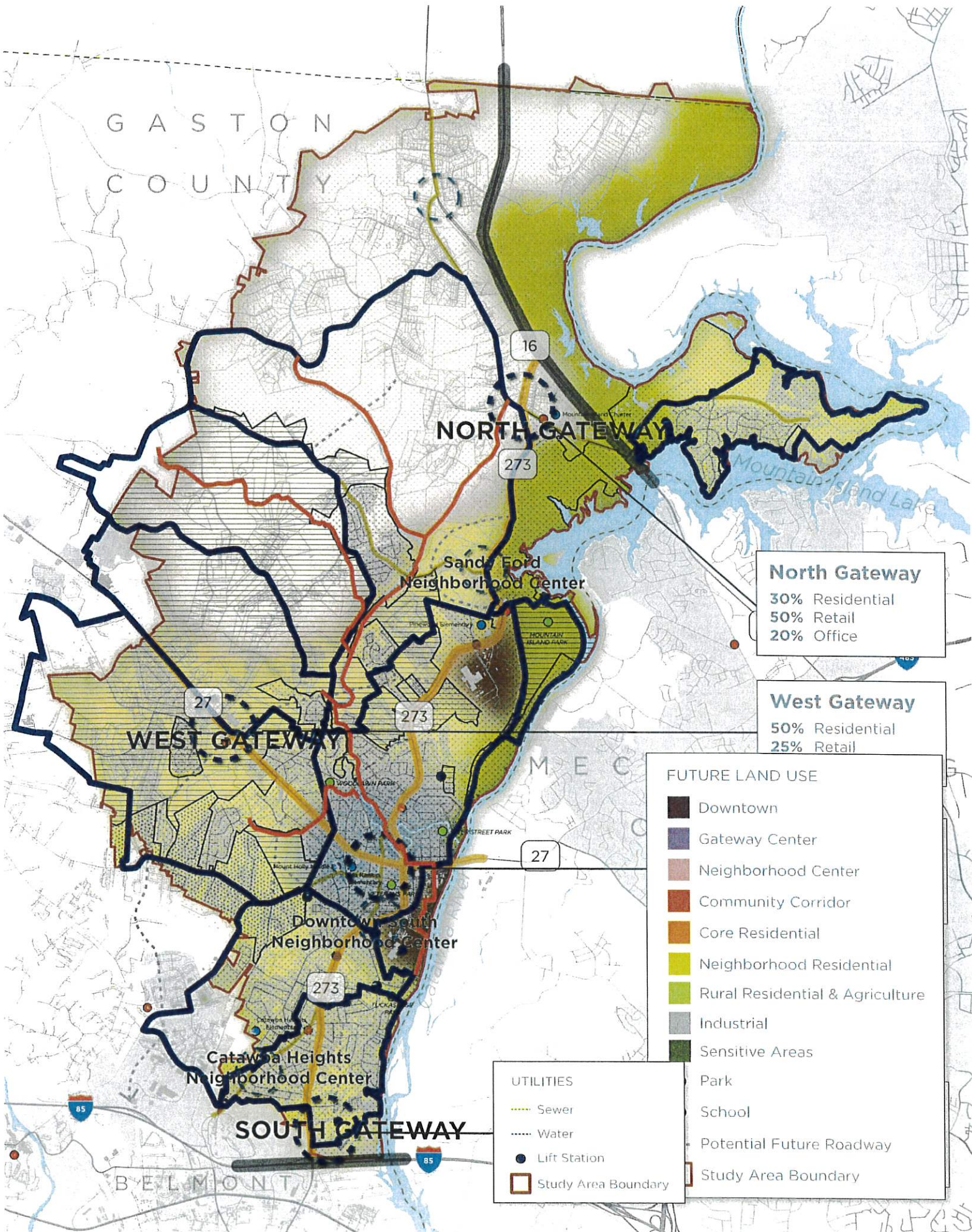
Institutional

Characteristics

Land Use	Land Use Mix	<i>Commercial fronting public street Residential one block back from public street</i>
	Building Form	<i>Front facade adjacent to public sidewalk</i>
	Building Height (typical)	<i>35'</i>
	Residential Density	<i>n/a</i>
	Non-Residential Intensity	<i>No Limit</i>
	Lot Coverage (typical)	<i>50% Commercial 30% Residential</i>
Transportation	Transportation Options	<i>Auto, Bicycle, Pedestrian</i>
	Access & Connectivity	<i>Sidewalks, Limit Curb Cuts</i>
	Parking Provision	<i>On-Site, side & rear only</i>

PLACE TYPE LOCATION MAP







City of Mount Holly Action Agenda Item

To:	City Council	Date:	4-4-2023
From:	Brandon Livingston, Planner	Meeting Date:	4-10-2023

Agenda Item to be considered: Public hearing to consider a proposed text amendment (Case TA-23-1), as submitted by City staff, to amend Section 5.20-D-2-g (South Gateway Overlay District) of the City's Zoning Ordinance to increase the maximum allowed height of buildings found in the South Gateway Overlay; B-3 General Business district from 35 to 60 ft.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: This proposed text amendment was submitted by Planning staff after holding conversations with developers and reflecting on the type of development that staff would like to encourage along the South Gateway Overlay District. The Overlay District runs southeast from E Henry Street to I-85-requires higher architectural standards and limits certain undesirable uses. Taller buildings would produce denser developments in the South Gateway providing jobs and enhancing the City's tax base. This would also be a smarter way to develop this area-as encouraging greater vertical density would increase the utility of the finite land area found in this district of the City. Encouraging denser development along this corridor is recommended by staff-as it is in close proximity to I-85, the new hospital, and other development projects that are currently under review.

The height could still be increased over the proposed 60 ft. by increasing the front and side yards by one foot for each additional two feet in height-as is currently allowed in the Zoning Ordinance. This update would just expand the maximum height allowed-before needing to increase setbacks.

If the request, if approved, this alteration would permit future buildings to be a maximum of 60 ft in height.

The Planning Commission held a public hearing regarding this matter at their April 3rd meeting and voted 6-0 to recommend approval of this request.

Fiscal Impact:			
Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation:

Staff recommends approval of the proposed text amendment.

Attachments:

1. Text Amendment Application.
2. Proposed Redlines.
3. Map of the South Gateway Overlay District.



APPLICATION FOR TEXT AMENDMENT
CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: **3-14-23**. Application Number: **TA-23-1**

I, the undersigned, do hereby respectfully make a formal application for your review of my request concerning the text amendment described below:

1. The amendment is found in the City of Mount Holly Zoning Ordinance relating to: **South Gateway Overlay; B-3 General Business, which is Section 5.20 D-2-g of the City's Zoning Ordinance. The amendment seeks to increase the max height for buildings found in the South Gateway Overlay; B-3 General Business district from 35 to 60 ft.**
2. The following statement best describes what you would like the text amendment to reflect: **This amendment would increase the maximum allowed height of buildings found in the South Gateway Overlay; B-3 General Business district from 35 to 60 ft.**
3. Name: **Paul Lowe, Assistant Planning Director.**

Address: **400 E Central Avenue Mount Holly, NC 28120.**

704-951-3014

Phone Number

Paul Lowe

Signature of Applicant

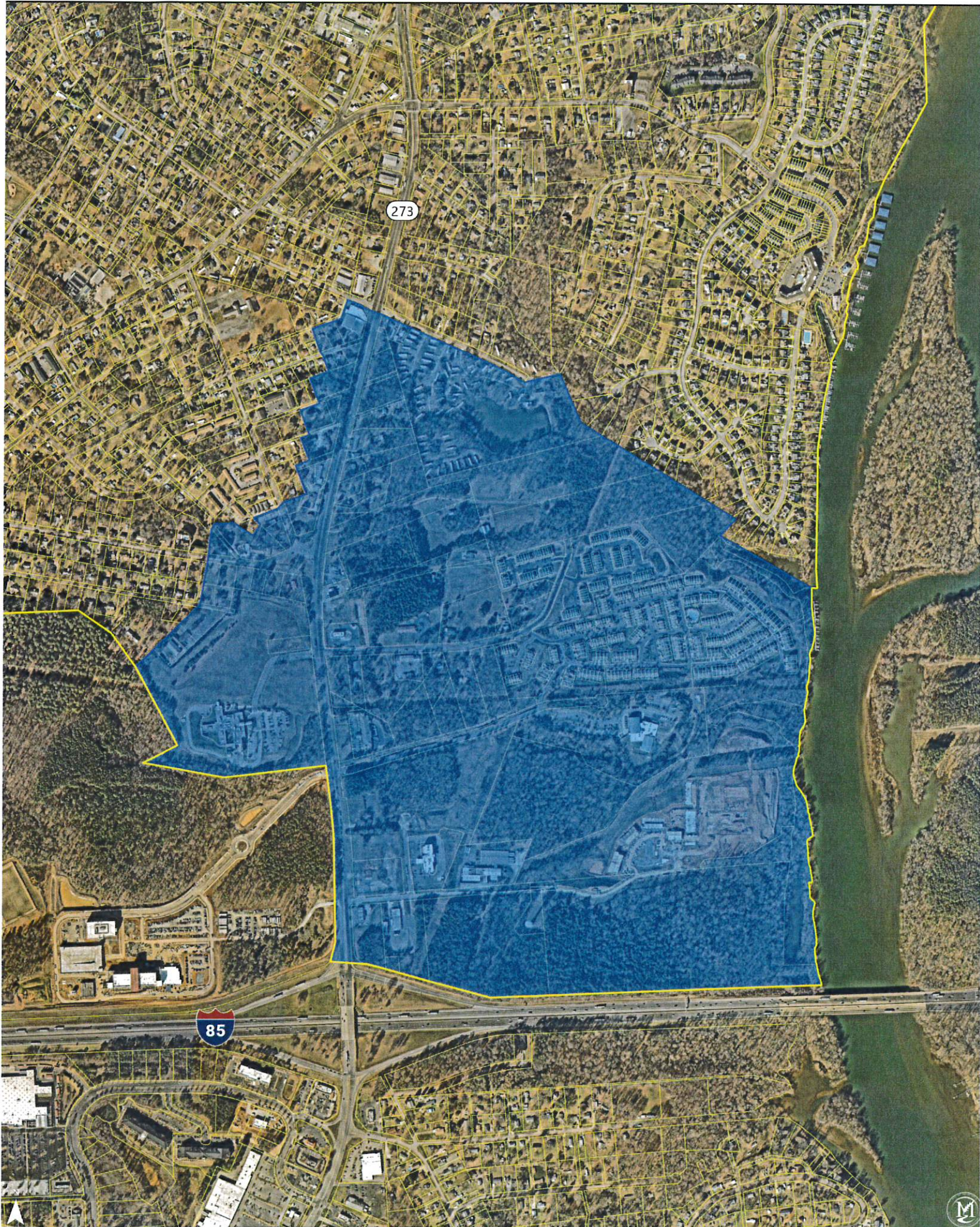
INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of **\$250.00** (See Fee Schedule) at least 30 days prior to the Planning Commission meeting for initial consideration.

Section 5.20-D-2-g (South Gateway Overlay District)

(2) *Dimension requirements.*

- (a) Minimum required lot area: none.
- (b) Minimum required lot width: none.
- (c) Minimum required front yard: 25 feet along Highway 273; 15 feet on interior streets.
- (d) Minimum required side yards: none; except that, the side yard abutting a residential district shall be 25 feet.
- (e) Minimum required rear yard: none; except that, the rear yard abutting a residential district shall be 25 feet.
- (f) Maximum lot coverage: 50% of total lot area.
- (g) Maximum building height: 60 ~~35~~ feet unless the minimum required front and side yards are increased one foot for each additional two feet in height.
- (h) Location of accessory buildings and structures: accessory buildings and structures shall be placed in accordance with the provisions of § 3.11 of this ordinance.

South Gateway Overlay District





City of Mount Holly Action Agenda Item

To: City Council
From: Brandon Livingston, Planner

Date: 4-4-2023
Meeting Date: 4-10-2023

Agenda Item to be considered: Hold public hearing to consider a proposed text amendment (Case TA-23-2), as submitted by City staff, to amend Section 8.1-D (Off Street Parking and Loading) of the City's Zoning Ordinance to update the parking standards for Medical, dental and similar offices-as detailed in the table listing parking requirements for office and institutional uses.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: This proposed text amendment was submitted by Planning staff to make the parking requirements associated with medical and dental offices clearer.

The current standard found in the ordinance requires seven parking spaces for every practitioner practicing at a location. During plan review this current standard presents confusion for both developers and staff, as the number of doctors practicing at a medical establishment might increase or decrease during the course of a business operating and is quite often not definitively known at the time of plan review. This leaves staff trying to create and apply standards that are not found in the Zoning Ordinance to accommodate customers and to keep plans moving through the plan review process. Having an updated standard would assist staff and make this section clearer for our customers.

Staff feels that relating the parking standards to the size of the building is a more logical association-as the overall size of the building would dictate how many patients and staff the use/and the related parking could support. Staff recommends updating this standard from seven parking spaces per practitioner to one space per 200 sq. ft. of heated floor space.

The Planning Commission held a public hearing regarding this matter at their April 3rd meeting and voted 6-0 to recommend approval of this request.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation:

Staff recommends approval of the proposed text amendment.

Attachments:

1. Text Amendment Application.
2. Proposed Redlines.



APPLICATION FOR TEXT AMENDMENT
CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: **3-14-23**. Application Number: **TA-23-2**

I, the undersigned, do hereby respectfully make a formal application for your review of my request concerning the text amendment described below:

1. The amendment is found in the City of Mount Holly Zoning Ordinance relating to: **amend Section 8.1-D (Off Street Parking and Loading) of the City's Zoning Ordinance to update the parking standards for Medical, dental and similar offices-as detailed in the table listing parking requirements for office and institutional uses.**
2. The following statement best describes what you would like the text amendment to reflect: **This proposed amendment would amend Section 8.1-D (Off Street Parking and Loading) of the City's Zoning Ordinance to update the parking standards for Medical, dental and similar offices-as detailed in the table listing parking requirements for office and institutional uses.**

The current standard found in the ordinance requires seven parking spaces for every practitioner practicing at a location. During plan review this current standard presents confusion for both developers and staff, as the number of doctors practicing at a medical establishment might increase or decrease during the course of a business operating and is quite often not definitively known at the time of plan review. Staff feels that relating the parking standards to the size of the building is a more logical association-as the overall size of the building would dictate how many patients and staff the use/and the related parking could support. Staff recommends updating this standard from seven parking spaces per practitioner to one space per 200 sq. ft. of heated floor space.

3. Name: **Paul Lowe, Assistant Planning Director.**

Address: **400 E Central Avenue Mount Holly, NC 28120.**

704-951-3014

Phone Number

Paul Lowe

Signature of Applicant

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of **\$250.00 (See Fee Schedule)** at least 30 days prior to the Planning Commission meeting for initial consideration.

(D) *Office and institutional parking requirements.*

Classification	Off-Street Parking Requirements
Auditoriums, stadiums, assembly halls and gymnasiums located on a high school, college or university campus	1 space per 12 fixed seats and 1 space per 12 movable seats in largest assembly room
Bed and breakfast inn	1 space per unit
Child care and kindergarten, 6 or more children	1 space per teacher or staff, plus stacking for 4 cars for drop-off and pickup or stacking for 1 car per 10 children, whichever is greater
Child care and kindergarten, less than 6 children	1 space per teacher or staff, plus space for 1 car drop-off and pickup
Churches	1 space per 4 seats in the largest assembly room
Dormitories	1 space per 4 beds
Elementary and junior high schools	5 spaces, plus 1 space per teacher or staff
Fraternity, sorority houses	1 space per 2 beds
Funeral homes	1 space per 4 seats in the main chapel
General offices	1 space per 200 square feet of net rentable area (net rentable area shall be considered to be 80% of gross floor area unless otherwise shown by applicant)
Hospital, nursing and convalescent homes	1 space per 2 beds, plus 1 space per staff doctor
Library, museum and art galleries	1 space per 300 square feet of gross floor area
Medical, dental and similar offices	7 spaces per doctor or practitioner 1 space per 200 sq. ft. of heated square feet
Nursing, convalescent homes designed and used primarily for the elderly	1 space per 3 beds, plus 1 space per staff doctor
Orphanage, juvenile homes	1 space per 2 beds
Senior high schools, trade and vocational schools, colleges and universities	7 spaces per classroom



City of Mount Holly Action Agenda Item

To: City Council
From: Brandon Livingston, Planner

Date: 4-4-2023
Meeting Date: 4-10-2023

Agenda Item to be considered: Hold public hearing to consider a proposed text amendment (Case TA-23-3), as submitted by City staff, to amend Section 8.2 (Parking Lot Improvement, Design and Location Requirements) to add a new section to the City's Zoning Ordinance to add requirements which would specify the minimum number of required accessible parking spaces.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: This proposed text amendment was submitted by Planning staff to add a section to Section 8.2 (Parking Lot Improvement, Design and Requirements), which will be 8.2-E- Handicapped Accessible Parking, which will add information regarding the needed number of required accessible parking spaces per development.

This information is currently not found in our Zoning Ordinance, but is outlined in the State's building code. This information is important to have included in the City's ordinance as staff frequently reviews plans for new construction and upfits, and we as staff need to ensure that State law is being followed and our residents are being provided with needed/required accessible parking spots. This text amendment aims to ensure that standards can be met by developers in regards to accessible parking. If this measure is not approved, staff will have to rely on the County to ensure that these standards are being met. It is the opinion of staff, that we should be proactive to ensure that required accessible parking is being provided and developers are being offered clear direction in regards to City/State standards.

The Planning Commission held a public hearing regarding this matter at their April 3rd meeting and voted 6-0 to recommend approval of this request.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation:

Staff recommends approval of the proposed text amendment.

Attachments:

1. Text Amendment Application.
2. Proposed Redlines.



APPLICATION FOR TEXT AMENDMENT
CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: **3-14-23**. Application Number: **TA-23-3**

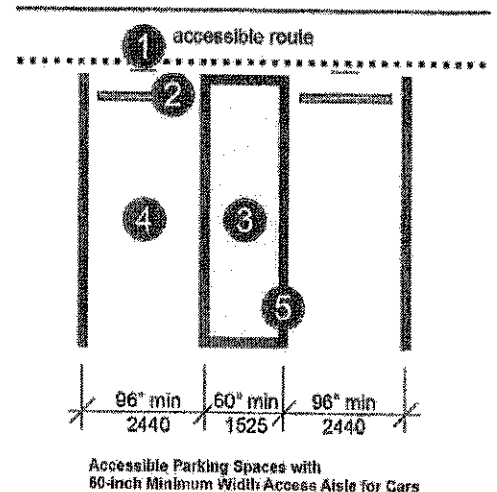
I, the undersigned, do hereby respectfully make a formal application for your review of my request concerning the text amendment described below:

1. The amendment is found in the City of Mount Holly Zoning Ordinance relating to: **amend Section 8.2 (Parking Lot Improvement, Design and Location Requirements) to add a new section to the City's Zoning Ordinance to add requirements which would specify the minimum number of required accessible parking spaces.**
2. The following statement best describes what you would like the text amendment to reflect: **This proposed amendment would amend Section 8.2 (Parking Lot Improvement, Design and Location Requirements) to add a new section to the City's Zoning Ordinance to add requirements which would specify the minimum number of required accessible parking spaces. Currently these standards are not provided in the City's Zoning Ordinance, but are laid out in the State's Building Code.**

Staff proposes the following updates, which will constitute Section 8.2 E of the City's Zoning Ordinance and would add information regarding handicapped accessible parking to the City's Zoning Ordinance.

HANDICAPPED ACCESSIBLE PARKING

1. A handicapped accessible parking space can be reduced to an eight-foot width as long as the space is adjacent to a minimum five-foot access aisle marked and constructed to ADA standards. Otherwise, the parking space shall be sized as a standard parking space.
2. All off-street handicapped accessible parking spaces shall be located in the closest parking area to a public entrance to the building but no more than two hundred fifty (250) feet from such entrance.
3. All off-street handicapped accessible parking spaces shall be designated by a sign or other means as specified by North Carolina Building Code and any other state requirements.



4. The minimum number of spaces shall be provided according to the following table:

TABLE 8.2-F-1: HANDICAPPED ACCESSIBLE PARKING	
Parking Spaces Provided	Minimum Handicapped Spaces Required
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of spaces provided
>1,001	20 spaces, plus one for every 100 spaces

3. Name: **Paul Lowe, Assistant Planning Director.**

Address: **400 E Central Avenue Mount Holly, NC 28120.**

704-951-3014

Phone Number

Paul Lowe

Signature of Applicant

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of **\$250.00** (See Fee Schedule) at least 30 days prior to the Planning Commission meeting for initial consideration.

8.2 PARKING LOT IMPROVEMENT, DESIGN AND LOCATION REQUIREMENTS.

(A) All off-street parking lots including exits, entrances, drives and parking areas shall:

- (1) Be designed to allow for traffic movement in accordance with the geometric design principles;
- (2) Have physical access to a public street;
- (3) Be so designed that all access to public street is by forward motion;
- (4) Be graded, properly drained, stabilized and maintained to prevent dust and erosion; and
- (5) Be continuously provided and maintained as long as the use which they serve exists.

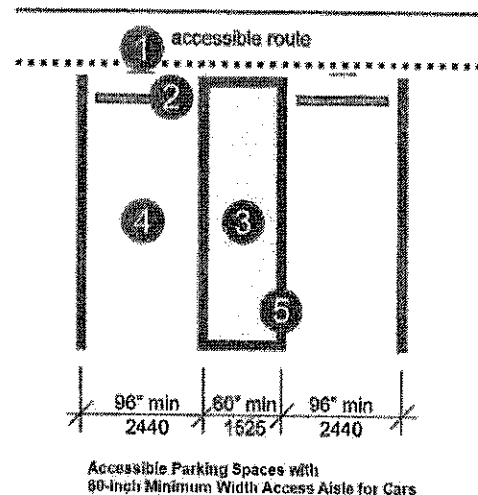
(B) No parking lot designed or providing for more than six cars shall be located in the required front yard within the R-20, R-12 or R-10 Residential Districts.

(C) Within the O&I Office District, parking lots may be located in the front yard but lots of six or more cars shall not be located within ten feet of any public right-of-way line.

(D) When a parking lot with space for more than three cars adjoins any plot zoned for residential purposes, a screening device as defined in Ch. 10 shall be provided to protect residences from light, glare, noise and fumes.

(E) HANDICAPPED ACCESSIBLE PARKING

1. A handicapped accessible parking space can be reduced to an eight-foot width as long as the space is adjacent to a minimum five-foot access aisle marked and constructed to ADA standards. Otherwise, the parking space shall be sized as a standard parking space.
2. All off-street handicapped accessible parking spaces shall be located in the closest parking area to a public entrance to the building but no more than two hundred fifty (250) feet from such entrance.
3. All off-street handicapped accessible parking spaces shall be designated by a sign or other means as specified by North Carolina Building Code and any other state requirements.
4. The minimum number of spaces shall be provided according to the following table:



Parking Spaces Provided	Minimum Handicapped Spaces Required
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of spaces provided
>1,001	20 spaces, plus one for every 100 spaces



City of Mount Holly Action Agenda Item

To:	City Council	Date:	4-4-2023
From:	Brandon Livingston, Planner	Meeting Date:	4-10-2023

Agenda Item to be considered: Public hearing to consider a proposed text amendment (Case TA-23-5), as submitted by City staff, to amend Section 10.4 (Landscaping Materials) of the City's Zoning Ordinance to add a new section to the landscaping requirements which would specify the required species of shrubs that will be required.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: This proposed text amendment was submitted by Planning staff to add a section (10.4-D) to the Landscaping Section of the Zoning Ordinance to add a section identifying which shrubs would be required-in association with required planting yards.

This text amendment would correct an oversight as shrubs are required as mandatory components of planting/buffer yards, but there is no section specifying what if any shrubs species are required by the City. There are already sections for small, medium, and large maturing trees, but not for shrubs.

This amendment would assist staff while reviewing plans and when providing information to customers.

The Planning Commission held a public hearing regarding this matter at their April 3rd meeting and voted 6-0 to recommend approval of this request.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation:

Staff recommends approval of the proposed text amendment.

Attachments:

1. Text Amendment Application.
2. Proposed Redlines.



APPLICATION FOR TEXT AMENDMENT
CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: **3-14-23**. Application Number: **TA-23-5**

I, the undersigned, do hereby respectfully make a formal application for your review of my request concerning the text amendment described below:

1. The amendment is found in the City of Mount Holly Zoning Ordinance relating to: **amend Section 10.4- (Landscaping Materials) of the City's Zoning Ordinance to add a new section to the landscaping requirements which would specify the required species of shrubs that will be required.**
2. The following statement best describes what you would like the text amendment to reflect: **This proposed amendment would amend Section 10.4 (Landscaping Materials). The proposed text amendment would correct an oversight as shrubs are required as mandatory components of planting/buffer yards, but there is no section specifying what if any shrubs species are required by the City. There are already sections for small, medium, and large maturing trees, but not for shrubs.**

Staff seeks for the following listing of Shrubs to be listed in the Zoning Ordinance, 10.4-D Shrubs

(D) Shrubs

- | | |
|---|---|
| (1) AESCULUS PARVIFLORA
BOTTLEBUSH BUCKEYE | (15) EXOCHORDA RACEMOSA
PEARLBUSH |
| (2) ARONIA ARBUTIFOLIA
RED CHOKEBERRY | (16) FORSYTHIS INTERMEDIA
BORDER FORSYTHIA |
| (3)* BERBERIS JULIANAE
WINTERGREEN BARBERRY | (17) HYDRANGEA SPECIES
HYDRANGEA |
| (4)* BUDDLEIA DAVIDII
BUTTERFLY BUSH | (18) HYPERICUM FRONDOSUM
ST. JOHNS WORT |
| (5) CALLICARPA
BEAUTYBERRY | (19) ILICUM PARVIFLORUM
SMALL ANISE TREE |
| (6) * CALYCANTHUS FLORIDUS
SWEETSHRUB | (20) * ILEX CRENATA CULTIVARS
JAPANESE HOLLY |
| (7) * CAMELLIA JAPONICA SASANQUA
CAMELLIA | (21)* ILEX GLABRA
INKBERRY HOLLY |
| (8)* CARYOPTORIS SPECIES
BLUEBEARD | (22) * ILEX VOMITORIA
YAUPON HOLLY |
| (9) CHAMAECYPARIS PISIFERA CULTIVAR
JAPANESE FALSE CYPRESS | (23) * ILEX VERTICILLATA
WINTERBERRY HOLLY |
| (10) CLETHRA ALNIFOLIA
SUMMERSWEET CLETHRA | (24) ITEA VIRGINICA
VIRGINIA SWEETSPIRE |
| (11) *CORNUS SERICEA
RED OSIER DOGWOOD | (25) LESPEDEZA THUMBURGHII
SHRUB LESPEDEZA |
| (12) CYRILL RACIMIFLORA
LEATHERWOOD | (26) LOROPETALUM
CHINESE LORPETALUM |
| (13)* CYTISUS SCOPARIUS
SCOTCH BROOM | (27) * JUNIPERUS CULTIVARS
JUNIPER |
| (14) DEUTZIA GUCILLIS
SMOOTH DEUTZA | (28) MAHONIA BEALEL
LEATHERLEAF MAHONIA |

(29) * MYRICA CERIFERA
WAX MYRTLE
(30) * NANDINA-FIREPOWER
DWARF VARIETIES ONLY
(31) * OSMANTHUS FORTUNEL
"ZABEL" SKIP LAUREL
(32) * OSMANTHUS SPECIES
FRAGRANT TEA OLIVER
(33) PHILADELPHUS SPECIES
MOCK ORANGE
(34) PIERIS JAPONICA
JAPANESE ANDROMEDIA
(35) * PRUNUS LAUROCERACUS
"ZABEL" "ZABEB" SKIP LAUREL

(36) * PSEUDOCYDONIA SINENSIS
QUINCE
(37) * PYACANTHA SPECIES
FIRETHORN
(38) * ROSMARINUS OFFICINALIS
ROSEMARY
(39)* RHODODENDRON SPECIES
RHODODENDRON & AZALEA
(40) * SACOCOCCA HOOKAVANA
SWEET BOX
(41) * SPIEA SPECIES
SPIREA
(42) * VIBURNUM SPECIES
VIBURNUM

Notes: * Indicated desired species.

3. Name: **Paul Lowe, Assistant Planning Director.**

Address: **400 E Central Avenue Mount Holly, NC 28120.**

704-951-3014

Phone Number

Paul Lowe

Signature of Applicant

INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of **\$250.00** (See Fee Schedule) at least 30 days prior to the Planning Commission meeting for initial consideration.

10.4-D SHRUBS (NEW SECTION)

(D) Shrubs

- | | |
|----------------------------|-------------------------------|
| (1) AESCULUS PARVIFLORA | SCOTCH BROOM |
| BOTTLEBUSH BUCKEYE | (14) DEUTZIA GUCILLIS |
| (2) ARONIA ARBUTIFOLIA | SMOOTH DEUTZA |
| RED CHOKEBERRY | (15) EXOCHORDA RACEMOSA |
| (3)* BERBERIS JULIANAE | PEARLBUSH |
| WINTERGREEN BARBERRY | (16) FORSYTHIS INTERMEDIA |
| (4)* BUDDLEIA DAVIDII | BORDER FORSYTHIA |
| BUTTERFLY BUSH | (17) HYDRANGEA SPECIES |
| (5) CALLICARPA | HYDRANGEA |
| BEAUTYBERRY | (18) HYPERICUM FRONDOSUM |
| (6) * CALYCANTHUS FLORIDUS | ST. JOHNS WORT |
| SWEETSHRUB | (19) ILICHIUM PARVIFLORUM |
| (7) * CAMELLIA JAPONICA | SMALL ANISE TREE |
| SASANQUA | (20) * ILEX CRENATA CULTIVARS |
| CAMELLIA | JAPANESE HOLLY |
| (8)* CARYOPTORIS SPECIES | (21)* ILEX GLABRA |
| BLUEBEARD | INKBERRY HOLLY |
| (9) CHAMAECYPARIS PISIFERA | (22) * ILEX VOMITORIA |
| CULTIVAR | YAUPON HOLLY |
| JAPANESE FALSE CYPRESS | (23) * ILEX VERTICILLATA |
| (10) CLETHRA ALNIFOLIA | WINTERBERRY HOLLY |
| SUMMERSWEET CLETHRA | (24) ITEA VIRGINICA |
| (11) *CORNUS SERICEA | VIRGINIA SWEETSPIRE |
| RED OSIER DOGWOOD | (25) LESPEDEZA THUMBURGII |
| (12) CYRILL RACIMIFLORA | SHRUB LESPEDEZA |
| LEATHERWOOD | (26) LOROPETALUM |
| (13)* CYTISRUS SCOPARIUS | |

CHINESE LORPETALUM

(27) * JUNIPERUS CULTIVARS

JUNIPER

(28) MAHONIA BEALEL

LEATHERLEAF MAHONIA

(29) * MYRICA CERIFERA

WAX MYRTLE

(30) * NANDINA-FIREPOWER

DWARF VARIETIES ONLY

(31) * OSMANTHUS FORTUNEL

“ZABEL” SKIP LAUREL

(32) * OSMANTHUS SPECIES

FRAGRANT TEA OLIVER

(33) PHILADELPHUS SPECIES

MOCK ORANGE

(34) PIERIS JAPONICA

JAPANESE ANDROMEDIA

(35) * PRUNUS LAUROCERACUS

“ZABEL” “ZABEB” SKIP LAUREL

(36) * PSEUDOCYDONIA SINENSIS

QUINCE

(37) * PYACANTHA SPECIES

FIRETHORN

(38) * ROSMARINUS OFFICINALIS

ROSEMARY

(39)* RHODODENDRON SPECIES

RHODODENDRON & AZALEA

(40) * SACOCOCCA HOOKAVANA

SWEEET BOX

(41) * SPIEA SPECIES

SPIREA

(42) * VIBURNUM SPECIES

VIBURNUM

Notes: * Indicated desired species.



City of Mount Holly Action Agenda Item

To: City Council
From: Paul Lowe, Asst. Planning Dir.

Date: 4-4-2023
Meeting Date: 4-10-2023

Agenda Item to be considered: Hold public hearing to consider a proposed text amendment (Case TA-23-4), as submitted by City staff, to amend Section 3.11-B (Accessory Buildings and Structures) to limit the size of accessory structures to 600 sq. ft. that can be allowed within five feet from a side or rear property line. Larger accessory structures would be required to meet district minimums.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: This proposed text amendment was submitted by Planning staff to regulate the size of accessory buildings. Currently the Zoning Ordinance specifies that an accessory building needs to be smaller than the principal structure, which can be located five feet off a side or rear property line. Staff has not received any complaints about this issue, but it is possible under the City's current ordinance for very large accessory structures to be placed quite close to property lines. For example, if one has a 2,000 sq. ft. home, then a 1,999 sq. ft. accessory structure could be permitted five feet from a neighboring property line. Staff feels that standards should be developed to prevent this event in the future.

Under this text amendment, accessory structures of 600 sq. ft. or less could be located five feet from a side or rear property line, if the structure is outside any platted or deeded easements and is behind the front building line of the principal structure. Accessory structures greater than 600 sq. ft. would be required to meet district minimums of the zoning district in which the property is located.

The Planning Commission held a public hearing regarding this matter at their April 3rd meeting and voted 6-0 to recommend approval of this request.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	\$		
Budget Code			
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

Manager/Staff Recommendation:

Staff recommends approval of the proposed text amendment.

Attachments:

1. Text Amendment Application.
2. Proposed Redlines.



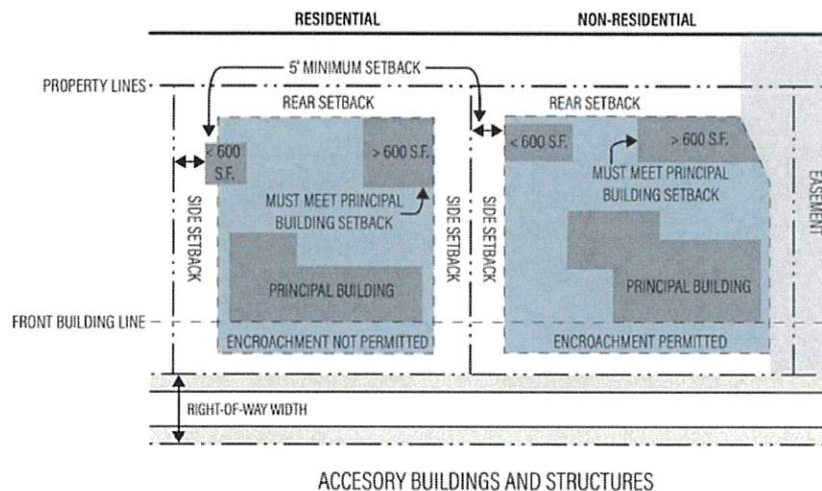
APPLICATION FOR TEXT AMENDMENT
CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: **3-14-23**. Application Number: **TA-23-4**

I, the undersigned, do hereby respectfully make a formal application for your review of my request concerning the text amendment described below:

1. The amendment is found in the City of Mount Holly Zoning Ordinance relating to: **amend Section 3.11-B (Accessory Buildings and Structures) to limit the size of accessory structures to 600 sq. ft. that can be allowed within five feet from a side or rear property line. Larger accessory structures would be required to meet district minimums.**
2. The following statement best describes what you would like the text amendment to reflect: **This proposed amendment would amend Section 3.11-B (Accessory Buildings and Structures). The proposed new text & a diagram are provided below.**

Accessory buildings shall be located in the rear or in the side yard, if the proposed accessory structure is located behind the front building line of the home. Accessory buildings of 600 sq. ft. or less can be erected within five feet of any side or rear property line. Accessory buildings greater than 600 sq. ft. must meet the underlining setback standards of the zoning district in which the property is located. Accessory buildings shall not be located within platted or deeded utility or access easements or within five feet of a principal structure. The placement of an accessory building on a property within the City requires the application and issuance of a City zoning permit, and possibly, the application and issuance of a building permit through the Gaston County Building Inspections Department.



3. Name: **Paul Lowe, Assistant Planning Director.**

Address: **400 E Central Avenue Mount Holly, NC 28120.**

704-951-3014

Phone Number

Paul Lowe

Signature of Applicant

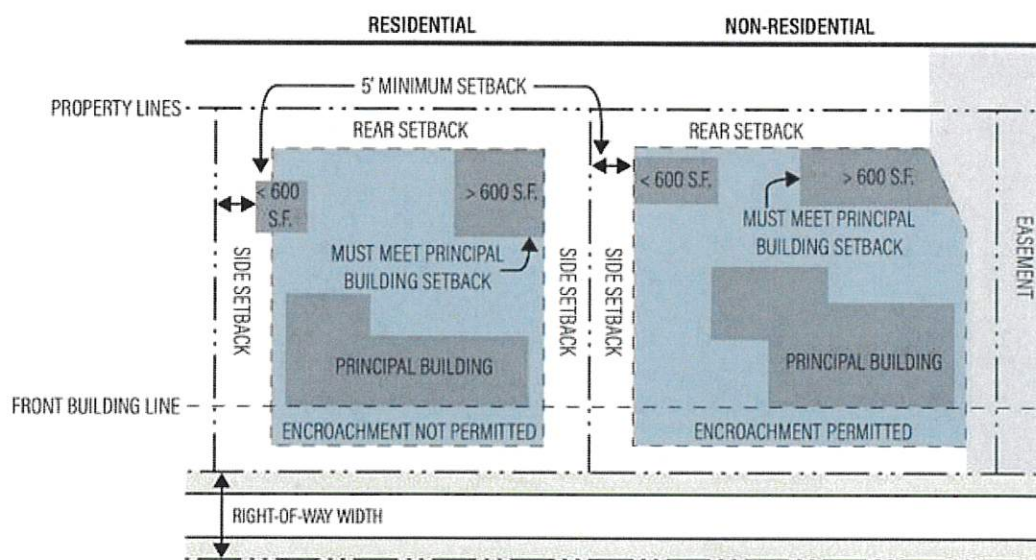
INSTRUCTIONS: Applications must be TYPED or LEGIBLE and filed with the City of Mount Holly Planning and Zoning Department, together with the application fee in the amount of **\$250.00** (See **Fee Schedule**) at least 30 days prior to the Planning Commission meeting for initial consideration.

3.11 ACCESSORY BUILDINGS AND STRUCTURES.

Accessory buildings and structures shall be exempt from setback and yard requirements provided they are located in accordance with the following requirements. (See Appendix Illustration [A-2](#).)

(A) Accessory buildings and structures shall not be erected in any required front or side yard or any required street side setback on a corner lot.

(B) ~~Accessory buildings or structures may be located in the rear yard and the portion of the side yard that is not the required setback but in no case shall an accessory building or structure be erected within five feet of the property line not a street line or within five feet of any principal building.~~ Accessory buildings shall be located in the rear or in the side yard, if the proposed accessory structure is located behind the front building line of the home. Accessory buildings of 600 sq. ft. or less can be erected within five feet of any side or rear property line. Accessory buildings greater than 600 sq. ft. must meet the underlining setback standards of the zoning district, in which the property is located. Accessory buildings shall not be located within platted or deeded utility or access easements or within five feet of a principal structure. The placement of an accessory building on a property, located within the city limits, first requires the application and issuance of a zoning compliance permit, through the City of Mount Holly Planning Department, and possibly, the application and issuance of a building permit through the Gaston County Building Inspections Department.



NEW BUSINESS



City of Mount Holly Action Agenda Item

To: City Council

Date: 4/3/2023

From: Paul Lowe, Asst. Planning Dir.

Meeting Date: 4/10/2023

Agenda Item to be considered: Review and Consider Approving the Art Associated with the Additional Box Wrapping Funding-as approved at the March 13th City Council meeting. Total of eight new boxes.

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request: At the March 13th City Council provided an additional \$10,000 to wrap more signal boxes. Staff focused on signal boxes located within the City's jurisdiction-so we would not need to send additional boxes to the County for approval. Staff identified eight additional boxes. The Public Arts Advisory Commission (PAAC) selected works which were submitted as a part of the City's art contest with area schools.

Two items remain outstanding before the City's application can be submitted to the NCDOT: a resolution of support from the County and encroachment agreements between the City and State. Regarding the resolution, we are on the County's April 25th agenda to have our resolution of support considered and approved- as two of the boxes are in their jurisdiction. Encroachment agreements between the City and State are also a requirement for our application. Christopher Hardin, P.E., City Engineer, is helping the Planning Department with preparing the encroachment agreements, which will be included in the City's application.

As a recap regarding the program, staff is working in jointly with the Public Arts Advisory Commission (PAAC) to wrap eight signal boxes within and around Mount Holly with the art coming from Gaston County, Charter School, and home school students-who attend Mount Holly schools.

Each winner will have a signal box wrapped with their art. Each student will also receive a \$100.00 honorarium. As all of the boxes in our area are controlled by the NCDOT, staff has to work through the State to have our program approved. All components of our program, including the proposed art and resolutions of support from the City Council and County, will be included in our application.

Fiscal Impact:

Will Item affect current budget	☐ YES	☐ NO	☒ N/A
Reviewed by Finance Director	☐ YES	☐ NO	☒ N/A
Preaudit Certification required	☐ YES	☐ NO	☒ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☒ N/A
Budget Transfer required	☐ YES	☐ NO	☒ N/A
Total City Dollars:	<i>\$4,192.96 (\$3,392.96 for the installation and \$800.00 for the art). \$100.00 reward/license fee for each student that was selected.</i>		
Budget Code	10-40-4910-603		
Reviewed by City Attorney	☐ YES	☒ NO	☐ N/A

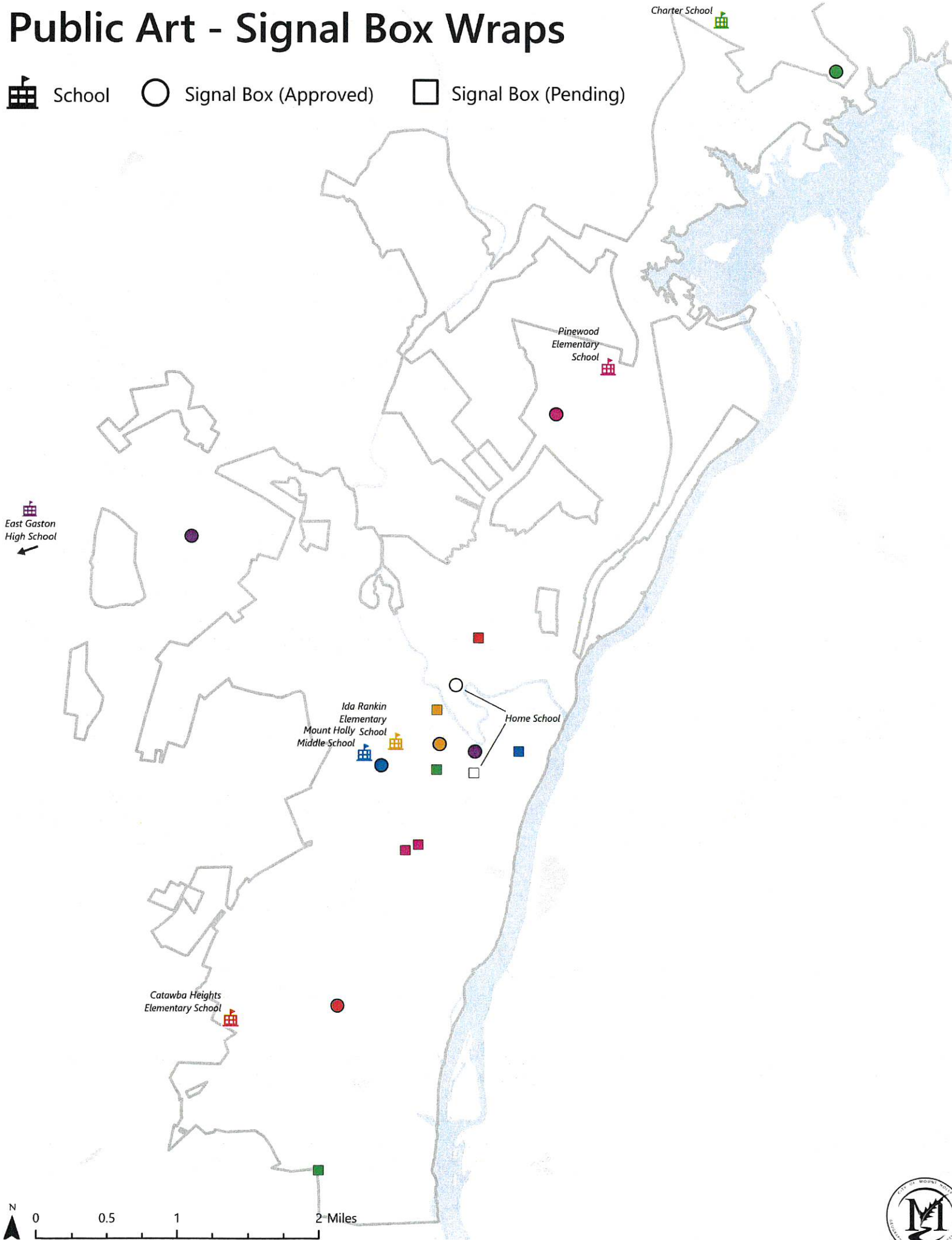
Manager/Staff Recommendation:

Review and consider approving the art associated with the additional box wrapping funding-as approved at the March 13th City Council meeting. Total of eight new boxes.

Attachments:

1. Map of Signal Boxes (Selected).
2. Map of Signal Boxes (Overall).
3. Selected Art.

Public Art - Signal Box Wraps



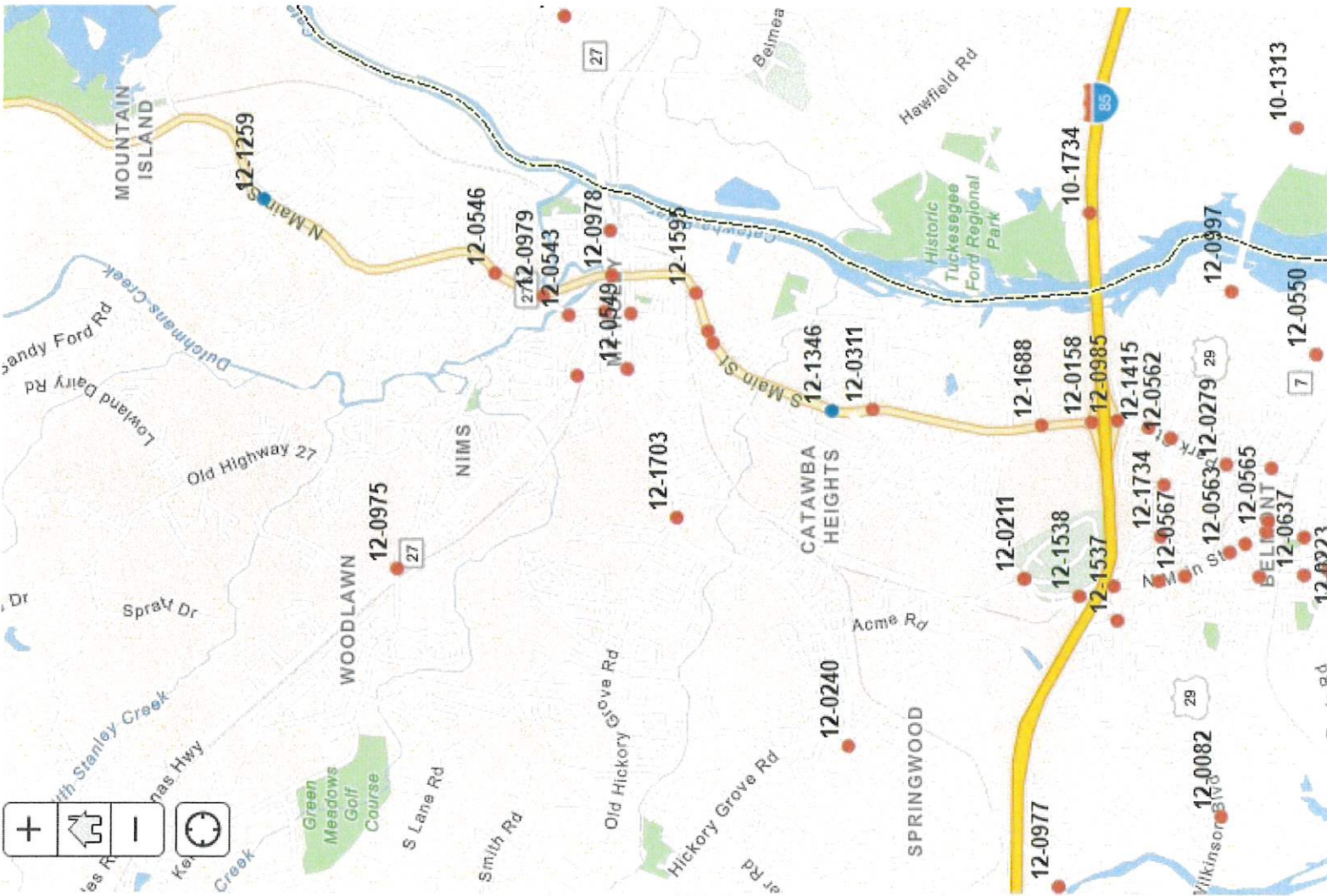
Legend

NCDOT Traffic Signals

-  Signal
-  Flasher

NCDOT County Boundaries

- County Boundary 

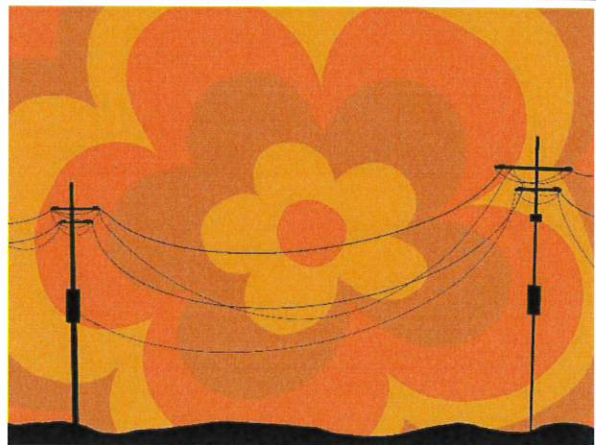


Box #	Picture of Box	Picture of Art
12-1688		
12-0538		

12-0981



12-1351



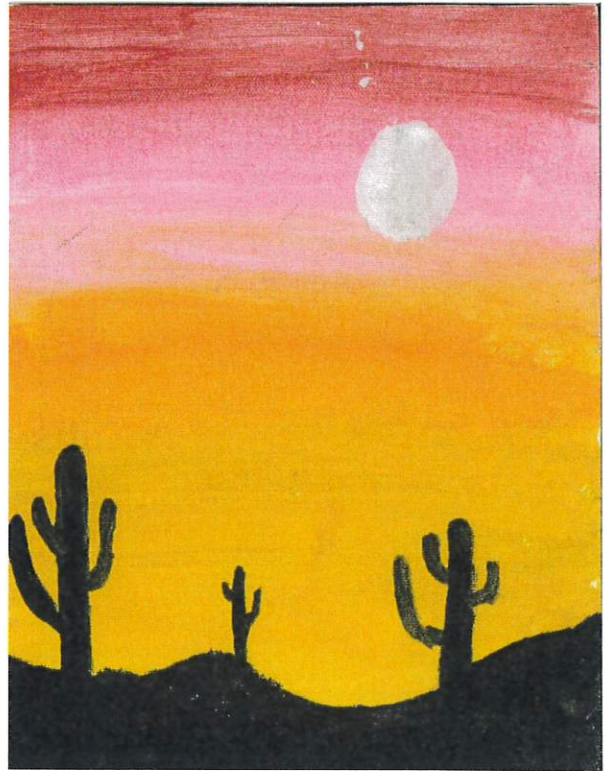
12-0543



12-0545



12-0546



12-0541

