



April 8, 2019 Council Meeting

Mayor Bryan Hough
Mayor Pro-Tem Perry Toomey
Councilwoman Carolyn Breyare
Councilman Charles McCorkle
Councilman Jeff Meadows
Councilman David Moore
Councilwoman Lauren Shoemaker
Kemp Michael, City Attorney
Danny Jackson, City Manager

CONSENT AGENDA



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 4-3-19 Meeting Date: 4-8-19
Agenda Item to be considered: Call for a public hearing to amend Article 7 of the Zoning Ordinance, Special Requirement Notes to the Table of Uses, Note 25 Coexisting, Mobile and Temporary Uses.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Staff has seen the need to call for a public hearing to amend Note 25. This public hearing would occur in May. No discussion is needed at this time.	
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: Request that City Council call for a public hearing for a text amendment.	
Result of City Council Decision: _____	
Attachments: 1. 2. 3.	



City of Mount Holly Action Agenda Item

To: City Council

Date: 4-2-19

From: Brian DuPont

Meeting Date: 4-8-19

Agenda Item to be considered: Call for a public hearing for a text amendment to amend Section 7, Signs, of the Downtown Development Manual to include all regulations for the B-1 zoning district.

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request : Staff has seen the need to call for a public hearing to amend Section 7 of the Downtown Manual.

This public hearing would occur in May. No discussion is needed at this time

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: Request that City Council call for a public hearing for a text amendment.

Result of City Council Decision:

Attachments:

- 1.
- 2.
- 3.

RESOLUTION TO 1) ADOPT THE 2019 GENERAL RECORDS SCHEDULE FOR LOCAL GOVERNMENT AGENCIES; 2) REAFFIRM THAT PORTIONS OF THE PREVIOUSLY ADOPTED 2012 SCHEDULE ARE STILL IN EFFECT; AND 3) ADOPT THE CITY OF GREENSBORO'S RECORDS RETENTION AND DISPOSITION SCHEDULE FOR MUNICIPALITIES CONCERNING WHEN ADMINISTRATIVE/REFERENCE VALUE ENDS

WHEREAS, the North Carolina Department of Natural and Cultural Resources, Division of Archives and Records, Government Records Section has published the General Records Schedule for Local Government Agencies, which supersedes parts of the Municipal Retention and Disposition Schedule which it is charged with issuing;

AND WHEREAS, G.S. §121-5 and G.S. §132-3 require a municipality to approve the schedule in order to conduct routine disposal of records which must otherwise be retained without specific permission for disposal by the Division of Archives and Records;

AND WHEREAS, the document attached to this Resolution is the form acknowledging the approval of the schedule as required by the Division of Archives and Records, Government Records Section;

AND WHEREAS, to reduce the burden and costs of record retention and maintain efficient City records management, the City Council finds and determines that this Resolution should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT HOLLY THAT:

The City of Mount Holly 1) Adopts the General Records Schedule for Local Government Agencies; 2) Reaffirms that Portions of the Previously Adopted 2012 Schedule Are Still in Effect; and 3) Adopts the City of Mount Holly's Records Retention and Disposition Schedule for Municipalities Concerning When Administrative/Reference Value Ends.

**City of Mount Holly
Mount Holly City Council Meeting
Monday, February 11, 2019
Council Chambers
7:00 pm**

Call to Order

Mayor Bryan Hough called the meeting to order at 7:00 pm. The following were present:

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro Tem Perry Toomey	Miles Braswell, Assistant City Manager
Councilwoman Carolyn Breyare	Ryan Baker, Fire Chief
Councilman Charles McCorkle	Tony Walker, Assistant Streets and Solid Waste Director
Councilman Jeff Meadows	Dave Johnson, Utilities Director/City Engineer
Councilman David Moore	Don Roper, Chief of Police
Councilwoman Lauren Shoemaker	Greg Beal, Planning Director
Kemp Michael, City Attorney	Africa Otis, Finance Director

Invocation

Pastor Kevin McClure of Cornerstone Family Worship gave the invocation.

Pledge of Allegiance

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

SET THE AGENDA

With no changes to the agenda, Councilman Moore made a motion to approve the agenda as presented. Councilman Meadows seconded the motion. All council members voted in favor. (Motion carried)

CONSENT AGENDA

1. Approval of Budget Amendments
 - Police (MHCDF Grant Funds)
 - Parks and Recreation (River Street Park Canoe/Kayak Replacement)
 - Administration (Black History Funds)
 - Planning (Business Incentive Grant for Bottle Shop)
2. Approval of Surplus Property
3. Approval of a Resolution naming an ABC Officer
4. Approval of a Resolution of Intent to consider the closing an undeveloped portion of Scott Street between Rankin Avenue and Madora Street
5. Approval of a Resolution Directing the Clerk to Investigate and Certify the Sufficiency of a Petition for Gaston County Parcel ID: 178060 and 178067 and Call for a Public Hearing on the Question of Annexation to be held on April 8, 2019 at 7:00PM
6. Approval of a Resolution Directing the Clerk to Investigate and Certify the Sufficiency of a Petition for Gaston County Parcel ID: 220906 and Call for a Public Hearing on the Question of Annexation to be held on April 8, 2019 at 7:00PM
7. Call for public hearing regarding a Conditional District Rezoning of Gaston County Parcel ID# 178060 from R-8 Single Family/Conditional Use and Parcel ID# 178067 from RS-20 Gaston County to Conditional District Single Family.
8. Call for public hearing regarding a Conditional District Rezoning of Gaston County Parcel ID# 220906 from R-1 Gaston County to Conditional District Single Family.
9. Approval of the minutes of the January 28, 2019 Council Work Session Meeting
10. Approval of the minutes of the February 11, 2019 Council Meeting

Mayor Pro Tem Toomey made a motion to approve the consent agenda. Councilwoman Breyare seconded the motion. All Council Members present voted in favor. (Motion carried)

PRESENTATIONS

1. Presentation of SHARP Awards
Cherie Berry presented the Police Department with the SHARP award
2. Presentation Honoring Chief Roper upon his recent Retirement *Mayor Bryan Hough*
Mayor Hough presented Chief Roper with a resolution and watch to honor his recent retirement, Judge Caldwell was present and awarded Chief Roper with the prestigious Long Leaf Pine Award.
3. Swearing in of Police Officers and Matthew Scott, Corporal McManus and Sergeant Cox
Mayor Hough administered the Oath of Office to the Officers.

PUBLIC HEARING

1. Public hearing for review and recommendation to City Council, regarding a text amendment to Section 5.21 Downtown Gateway Overlay District to include prohibited uses in the B-2 and B-3 zoning districts.

Mr. DuPont brought a recommendation to Council that was part of the Strategic Visioning Plan. The Strategic Visioning Plan has recommended that certain uses be prohibited in the B-2 and B-3 Zoning Districts. The Table of Permitted Uses was part of the agenda packet.

At this time Councilwoman Breyare made a motion to open the public hearing. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion carried) With no one signed up to speak, Councilwoman Shoemaker made a motion to come out of the public hearing. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

Councilman Meadows made a motion to approve the text amendment to Section 5.21 Downtown Gateway Overlay District to include prohibited uses in the B-2 and B-3 zoning districts. (Resolution # 03112019) The motion was seconded by Councilman Moore. All Council Members voted in favor. (Motion carried)

PUBLIC COMMENT – Three (3) Minute Limit

No one signed up to speak.

NEW BUSINESS

1. Consideration and Approval of the RFP - Recycling Collections and Disposal selection
Mr. Braswell advised that he had two (2) responses to the RFP for Recycling Collections and Disposal. He advised that staff recommends going with Waste Pro. There was discussion regarding the customer service aspect of contracting versus keeping the recycling in house. There was also discussion in regard to the cost of trucks and equipment and the wear and tear and replacement of the equipment. After the discussion, Councilman Meadows made a motion to move forward with contract negotiations with Waste Pro and bring back the final contract for Council approval as part of the Consent Agenda. Mayor Pro Tem Toomey seconded the motion. All Council Members present voted in favor. (Motion carried)
2. Consideration and Approval of Municipal Complex Patio and Dumpster Project Award
Mr. Wilson advised that staff recommends approval and award of the bid for the Municipal Complex Patio and Dumpster Project to Bower Trust Construction in the amount of \$99,935, Councilman Meadows made a motion to award the project to Bower Trust Construction in the amount of \$99,935. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)
3. Consideration and Approval of North Main Street Parking Lot Project Award
Mr. Wilson advised that the City bid out the North Main Street Parking Lot Project and had 3 contractors submit bids. Staff recommends moving forward with Tarpon Construction. Councilman Meadows made a motion to award the bid to Tarpon Construction. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)
4. Consideration and Approval of a Budget Amendment for the North Main Street Parking Lot Project
Mr. Wilson advised that with the approval of the bid for the North Main Street Parking Lot, funds in the amount of \$325,530 needs to be appropriated from Fund Balance. Councilwoman

Shoemaker made a motion to appropriate the funds from fund balance for the North Main Street Parking Lot Project. Councilman Meadows seconded the motion. All Council Members voted in favor.
(Motion carried)

Mr. Michael advised that the contracts for the projects approved at tonight's meeting would take equitable time to prepare. Council understood.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Moore made the motion to adjourn the March 11, 2019 Council Meeting. Councilman McCorkle seconded the motion. All Council members present voted in favor. (Motion carried)
The meeting adjourned at 8:06 p.m.

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL WORK SESSION
Location: Council Chambers

City of Mount Holly
Mount Holly City Council Work Session Meeting
Monday, March 25, 2019
Council Chambers
6:30 pm

Call to Order

Mayor Hough called the meeting to order at 6:30 pm. Mayor Hough advised that Councilwoman Breyare was attending via phone. The following were present:

Mayor Bryan Hough	Danny Jackson, City Manager
Mayor Pro Tem Perry Toomey	Miles Braswell, Assistant City Manager
Councilwoman Carolyn Breyare	David Johnson, City Engineer/ Director of Utilities
Councilman Charles McCorkle	Ryan Baker, Fire Chief
Councilman Jeff Meadows	Mark Jusko, Recreation Supervisor
Councilman David Moore	Tony Walker, Asst Street and Solid Waste Director
Councilwoman Lauren Shoemaker	Don Roper, Police Chief
Attorney Kemp Michael-Abesnt	Greg Beal, Planning Director
	Africa Otis, Finance Director

Invocation

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

SET THE AGENDA

With no changes to the agenda, Councilman Moore made a motion to approve the agenda as presented. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

CONSENT AGENDA

Approval of the Audit Contract for the 2018-2019 Fiscal Year Audit

Councilwoman Breyare made a motion to approve the consent agenda. Councilman McCorkle seconded the motion. All Council Members present voted in favor. (Motion carried)

AGENDA

1. Consideration and Approval of a Resolution in Support of the Current ABC Control System for the Sale of Liquor

Councilman Meadows made a motion to approve the Resolution in Support of the Current ABC Control System for the Sale of Liquor as recommended by the Mount Holly

ABC Commission (Resolution #032519A) Councilwoman Breyare seconded the motion. All Council Members voted in favor. (Motion carried)

2. Discussion of the Belmont-Mount Holly Road Drainage Project and Approval of Budget Amendment

Mr. Johnson advised of the drainage issue at Mount Holly Road to the Frost Garden Townhomes entrance. He advised that this issue is in NCDOT right of way and their responsibility to repair. However, reports have been made and nothing has been done by the State. With that being said Staff has come up with a cos estimate of \$85,000 to correct the issue. There was discussion amongst the Council regarding the responsibility of the State and the possibility of getting partial reimbursement for the repairs if the city moves forward with the work. Councilwoman Breyare made a motion to move forward with the Mount Holly Road Drainage Project and appropriate the funds to do so. Councilman Meadows seconded the motion. All Council Members voted in favor. (Motion carried)

3. Discussion of the Tree City USA Program

Mr. Wilson advised that City Council approved an Tree Ordinance last year as part of the Tree City USA Program. At this time Staff is moving forward with the other aspects of being a Tree City which includes identifying a local Tree Board, the City must have a forestry program and an Arbor Day Celebration/Proclamation. The Arbor Day Celebration is set for April 12th and Staff is currently working on the other aspects. Councilman Toomey made a motion to move forward with the Arbor Day Celebration/Proclamation for April 12th. Councilwoman Shoemaker seconded the motion. All Council Members voted in favor. (Motion carried)

Adjourn

With no additional items for discussion, Mayor Hough entertained a motion to adjourn. Councilman Meadows made the motion to adjourn the March 25, 2019 Council Work Session Meeting. Councilwoman Shoemaker seconded the motion. All Council members present voted in favor. (Motion carried)

The meeting adjourned at 6:58 p.m.

PRESENTATIONS



City of Mount Holly Action Agenda Item

To: City Council From: Danny Jackson, City Manager	Date: April 4, 2019 Meeting Date: April 8, 2019
<u>Agenda Item to be considered:</u> <i>Presentation #1 – Resolution Honoring the Retirement of Les Miller from A&E, Mills, Inc.</i>	
 Will this require a public hearing? ☐ YES ☒ NO	
<u>Background/Purpose of Request :</u> <i>Mr. Les Miller, CEO of A&E Mills, Inc., has decided to retire at the end of April. It is customary for the City of Mount Holly to recognize such executives of the company due to the long positive history between the two entities.</i>	
<u>Fiscal Impact:</u>	
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: <i>N/A</i>	
Result of City Council Decision: _____	
Attachments:	

**RESOLUTION COMMENDING THE MOUNT HOLLY ROTARY CLUB
UPON ITS 75TH ANNIVERSARY**

WHEREAS, on April 14, 2019, the Mount Holly Rotary Club will celebrate the 75th anniversary of its founding with a number of programs honoring its past and celebrating its future; and,

WHEREAS, the Mount Holly Rotary Club has been a civic leader involved in numerous projects to the benefit of Mount Holly, as well as international projects with special emphasis on "The Polio Plus" project which has virtually eradicated polio worldwide; and,

WHEREAS, the Club has given special attention to the needs of children in our community, as identified by each elementary school, by holding an annual children's Christmas party for the last 39 years, consisting of a pizza party, caroling, and a special visit by Santa who provides a gift for each child in attendance; and,

WHEREAS, for the past 40 years, the Club has provided annual scholarships to high school seniors in Mount Holly who have demonstrated high academic achievement, significant community involvement, and the need for financial assistance; and,

WHEREAS, the Club has raised tens of thousands of dollars for its scholarship fund through "Men Who Cook", an annual event which began 38 years ago, and for many years through food sales at the annual Mount Holly Springfest; and,

WHEREAS, the Mount Holly Rotary membership has exploded over the past five years and current membership includes a new generation of Rotarians who are energized and dedicated to the objectives of Rotary in Mount Holly and worldwide.

NOW, THEREFORE, be it resolved the City Council of Mount Holly congratulates the Mount Holly Rotary Club upon the occasion of its 75th anniversary in Mount Holly and recognizes its many achievements that Rotarians fulfill pledge of "Service Above Self".

This the 8th day of April, 2019.

City of Mount Holly

By: _____
Bryan M. Hough, Mayor

Attest:

Amy Miller, City Clerk



City of Mount Holly Action Agenda Item

To: City Council	Date: 04/01/19		
From: Chief Roper	Meeting Date: 4/8/19		
Agenda Item to be considered: To recognize Douglas Saxon Baker for receiving his Advanced Law Enforcement Certificate.			
Will this require a public hearing? ☐ YES ☒ NO			
Background/Purpose of Request: Mayor is requested to recognize Douglas Saxon Baker for the achievement of receiving his Advanced Law Enforcement Certificate.			
Fiscal Impact:			
Will Item affect current budget	☐ YES	☐ NO	X N/A
Reviewed by Finance Director	☐ YES	☐ NO	X N/A
Preaudit Certification required	☐ YES	☐ NO	X N/A
Capital Project Ordinance required	☐ YES	☐ NO	X N/A
Budget Transfer required	☐ YES	☐ NO	X N/A
Total City Dollars:			
Budget Code			
Reviewed by City Attorney	☐ YES	☐ NO	X N/A
Manager/Staff Recommendation:			
Result of City Council Decision:			
Attachments:			
1.			



City of Mount Holly Action Agenda Item

To: City Council	Date: 04/01/19		
From: Chief Roper	Meeting Date: 4/8/19		
Agenda Item to be considered: Swearing in of Officers Aljir Barrett and Sean Helman			
Will this require a public hearing? ☐ YES ☒ NO			
Background/Purpose of Request: Mayor is requested to conduct a swearing in ceremony for new Officers Aljir Barrett and Sean Helman.			
Fiscal Impact:			
Will Item affect current budget	☐ YES	☐ NO	X N/A
Reviewed by Finance Director	☐ YES	☐ NO	X N/A
Preaudit Certification required	☐ YES	☐ NO	X N/A
Capital Project Ordinance required	☐ YES	☐ NO	X N/A
Budget Transfer required	☐ YES	☐ NO	X N/A
Total City Dollars:			
Budget Code			
Reviewed by City Attorney	☐ YES	☐ NO	X N/A
Manager/Staff Recommendation:			
Result of City Council Decision:			
Attachments:			
1. Oath of Office			



Don Roper
Chief of Police

Mount Holly Police Department

400 E Central Avenue • Mount Holly, NC • 28120 • (704) 827-4343 • (704) 822-2932

Do solemnly swear (or affirm) that you will 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 faithfully and impartially execute the duties of your office as a law enforcement officer according to the best of your skill, abilities, and judgment; so help me, God."



City of Mount Holly Action Agenda Item

To: Mayor and City Council Ryan Baker, Fire Chief	Date: April 5, 2019 Meeting Date: April 8, 2019
Agenda Item to be considered:	
Swearing in of new Firefighters Sam Rivers and Grant Roberts.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request:	
We would like to conduct the swearing in ceremony during the City Council Meeting for Firefighters Sam Rivers and Grant Roberts.	
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	

Firefighter

Do you solemnly swear to support and defend the Constitution of the United States of America and the State of North Carolina against all enemies, both foreign and domestic, and will faithfully and impartially discharge the duties as a firefighter of the City of Mount Holly under the appointment of the City of Mount Holly to the laws of the North Carolina to the best of your skills and abilities, so help me God.

PUBLIC HEARINGS



City of Mount Holly Action Agenda Item

To: City Council	Date: April 4, 2019
From: Jonathan Wilson	Meeting Date: April 8, 2019

Agenda Item to be considered: Public Hearing, regarding a request by True Homes, for a rezoning of Tax Parcel ID 178060, 25.7 acres, from Conditional Use/Single Family Mount Holly and Tax Parcel ID 178067, 33.69 acres, from RS-20 Gaston County to Single Family Conditional District.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: City Staff has been working with True Homes, LLC who submitted a rezoning request for the above parcels. One of the parcels is located within the City Limits of Mount Holly and is currently zoned Conditional Use/Single Family and the other parcel is located under Gaston County Jurisdiction and zoned RS-20. The properties combined are approximately 59.5 acres in size. The applicant wishes to rezone the properties to a Conditional District zoning district to include Single Family Residential as detached homes and amenities. The applicant will be requesting permission to develop up to 138 single family homes.

Lot Dimensions & Setbacks:

The developed lots would have a minimum lot size of 6,000 square feet with the following lot dimension requirements:

- Lot Width: 52 feet
- Front Yard: 20 feet (From Right-of-way)
- Side Yard: 6 feet
- Side Yard (Corner): 10 feet (From Right-of-way)
- Rear Yard: 20 feet
- Building Height: 35 feet

Open Space & Amenities:

The applicant is providing a minimum of 6.9 acres of usable common open space which was arrived at by the equation of the number of lots divided by 20 which equals 6.9. Additionally, the applicant is proposing the following amenities to be located in the common open space: an open field/play area on the south eastern corner of the property as well as approximately 2,500 linear feet of greenway trails. The trails are proposed as eight (8) feet in width with six (6) inches of compacted stone as the trail surface. The trail system will be marked according to the City's Trail Marking Ordinance, Section 3.12, Neighborhood Recreation Sites – Emergency Response Requirements for Trail Systems. Additionally, the applicant is proposing a five (5) foot wide sidewalk along their property frontage of Old Highway 27 and to connect the two development entrances. It is important to note that the applicant is only required to install sidewalk along their portion of frontage property but the applicant is going above and beyond to provide a sidewalk connection between the two points.

Architectural Elements:

The applicant is proposing to include a mixture of architectural elements which include a mixture of front elevations incorporating porches, stoops and other City approved elements, as well as a mixture of materials such as fiber cement siding, brick, stone or masonry stucco.

The applicant is requesting the ability to utilize slab on grade foundations however there will be an eighteen (18) inch raised mono slab with brick or stone finish around the front and side elevation perimeter of the homes. The applicant has also agreed to a minimum of a six (6) foot deep front porch and that no face of garage door shall extend more than two (2) feet past the front porch of every home towards the street. Please note that this was a condition of the Planning Commission which the developer has agreed to. Additionally, all garage doors shall have an architectural feature (i.e. decorative hardware and windows or paneling). The last architectural element of the development to highlight is that the same front elevation shall not be next to or across the street from one another and the primary siding color shall not be next to or across the street from one another.

Transportation Impact Analysis:

The applicant did go through the City's Traffic Impact Analysis which was conducted by Kimley Horn, the City's on-call Transportation Engineers. The TIA recommended the following:

1. Northbound left-turn lane along Old NC 27 Highway with a minimum of 100 feet of storage. The applicant has agreed to this under Note 28.
2. Sidewalk along the west side of Old NC 27 Highway between the northernmost and southernmost limits of the proposed site (approximately 2,000 linear feet). The applicant has agreed to this under Note 28.
3. Wide shoulder along the west side of Old NC 27 Highway between the northernmost and southernmost limits of the proposed site (approximately 2,000 linear feet). The applicant has agreed to construct a soft shoulder along Old Highway 27 along the site's frontage, contingent upon NCDOT approval.
4. Portion of the planned South Stanley Creek Greenway adjacent to proposed site should be coordinated with GCLMPO and City of Mount Holly staff to determine if it should be incorporated into the site plan. The applicant has agreed to construct this greenway along their property, along the South Stanley Creek which will be eight (8) feet in width and constructed of six (6) inches of compacted stone.
5. Portion of the planned greenway/multi-use path located within the proposed site should be constructed and should stub to future connections as determined by GCLMPO and City of Mount Holly staff; note that the City of Mount Holly's standard multi-use path section includes a ten-foot paved path with two-foot shoulders. The applicant has agreed to construct this greenway along their property which will be eight (8) feet in width and constructed of six (6) inches of compacted stone.
6. Applicant should coordinate with GCLMPO, City of Mount Holly and NCDOT staff to confirm the appropriate alignment and cross-section, and/or to confirm the proposed site does not prohibit construction of the future Mount Holly North Loop, the appropriate amount of right-of-way should be preserved through the site as determined by the agencies GCLMPO's functional design currently shows 150 feet of right-of-way. The applicant is preserving the right-of-way as shown on the site plan.

The applicant has agreed to comply with all of the recommendations from the TIA and is proposing to have the right-turn lane, sidewalk and greenway constructed prior to the platting of the 100th lot, which the City is in agreement with.

Vision Plan Compatibility for Residential Annexations:

The Strategic Vision Plan has Design Guidelines for Voluntary Annexations which Staff believes should be incorporated into the Conditional District Zoning Site Plan. The applicant is not meeting the requirements of the Design Guidelines for Voluntary Annexations from the Strategic Vision Plan however these guidelines are enforced via a quid-pro-quo process. Staff believes that under this premise the applicant is fulfilling the Design Guidelines for Voluntary Annexations from the Strategic Vision Plan.

Public Involvement Meeting Summary:

A Public Involvement Meeting was held on Monday, March 18, 2019 from 4:00 P.M. to 6:00 P.M. Notices of the public involvement meeting were mailed to thirty (30) properties that are within two-hundred and fifty (250) feet of the properties, a newspaper ad was placed in the Gaston Gazette and the property was posted in two locations along Old NC 27 Highway notifying the public of the meeting. There were fourteen (14) persons who attended the public involvement meeting. Staff and the applicant received comments from those who attended the meeting regarding the potential traffic impact from the proposed development. A few of the attendees were also concerned that a road connection would be made to Cottonwood Drive, which is not proposed with this petition.

Planning Commission Public Hearing:

The Planning Commission held a public hearing on the Conditional District Zoning application at their April 1, 2019 meeting. One (1) citizen spoke at the public hearing, their names, addresses and comments are below:

- Susan Barsnica-1150 Noles Drive: Concerned on a potential impact on first responders with increase in development and sprawl; where runoff/stormwater from the site will be discharged; would like to see more tree save areas throughout the development.

Additionally, the Planning Commission had the following additional conditions to be added to the proposed development and Conditional District Zoning Site Plan:

- Revisit the Transportation Impact Analysis once the development is built out. After Staff consulted with the Transportation Engineer (Kimley Horn) it was determined that a proposed development of this magnitude would not warrant such an endeavor.
- Widen the shoulder of Old NC 27 Highway along the property frontage. The applicant has agreed to construct a soft shoulder along their site at both locations where the property borders Old NC 27 Highway. This can be found under Note 28 on the site plan. Staff would like to add that the soft shoulder should meet NCDOT standards for such.
- Garage offset towards the street should be no greater than two (2) feet from the front porch. The applicant had originally proposed this distance to be no greater than five (5) feet but since the Planning Commission meeting the applicant has agreed to a maximum of two (2) feet offset towards the street for the garage. This can be found under Note 8 for Design Element Provisions for Single Family Homes.
- All homes should have an eighteen (18) inch stone/brick veneer on the front and sides of all homes. At the Planning Commission meeting the applicant requested to install an eighteen (18) inch brick/stone veneer on the front of all homes and sides facing a street. Since the Planning Commission meeting the applicant has agreed to install a twelve (12) inch brick/stone veneer on the front and sides of all homes. It is important to note that this is the same condition for the homes in the Imagery on Mountain Island development and River Park development.

Planning Commission meeting.

Additionally, the applicant is requesting annexation for Tax Parcel ID 178067 in which the request will be heard by City Council.

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:

The Planning Commission recommended to City Council to table the Conditional District Zoning plan until the additional conditions from the Planning Commission could be addressed. Staff believe that the conditions of the Planning Commission have been met and therefore Staff would recommend that City Council approve the Conditional District Zoning Plan be approved as presented, contingent upon the successful execution of an annexation agreement. Additionally, the presented plan is consistent with the City's Land Development Plan and meets the intent of the Strategic Vision Plan.

Result of City Council Decision:

Attachments:

1. Rezoning Application
2. Conditional District Site Plan
3. Supplemental information from the Transportation Impact Analysis

REZONING APPLICATION CITY OF MOUNT HOLLY, NORTH CAROLINA

Date Filed: 10-1-18 Application Number: _____

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:
Alaric Holding Co. LLC

Address: 933 Old NC 27 Hwy

as evidenced by Deed Book 4081 on Page 1676 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
933 Old NC 27 Hwy on the Left or Right side of the Road
(physical address) (circle one) (street)
between _____ and _____, and has a Tax
(street) (street)

Listing of: Tax Book _____, Map _____, Parcel 178067 Said lot(s) has (have) a frontage of 841 feet and is approximately 33.69 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
RS-20 (Gaston) Zone to Mt. Holly "Residential" Zone.
Conditional District"

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

6. If the Conditional Use 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).

Approximately 81 (84 Max) lots single family subdivision, requesting annexation,
appropriate zoning and utilities from Mt. Holly, Homesites to be 52' wide fronts.

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.

Shaun Gasparini / Dependable Development, Inc.

Name of Applicant(s) _____

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

Applicant's Address: 2649 Breckonridge Centre Dr., Monroe, NC 28110

Phone Number: 704-779-4126

Signature: Michael A. Smith

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 \$ _____ (See Fee Schedule) at least 15 days prior to the Planning Commission meeting for initial consideration.

10.0 Mitigation Improvements

Based on the vehicular, pedestrian and bicycle operations analyses performed at each of the identified study intersections, along with review of the auxiliary turn-lane warrants and crash analyses contained herein, the following improvements are identified to mitigate the impact of the proposed development on the surrounding transportation infrastructure:

Old NC 27 Highway and Access 1

- Single eastbound egress and single ingress lane along Access 1
- Northbound left-turn lane along Old NC 27 Highway with a minimum of 100 feet of storage
- Applicant should verify that the location of the proposed access does not conflict with existing overhead utilities; if the proposed access is shifted further north than its current location shown in the site plan, location of Access 1 should be reviewed with City of Mount Holly and NCDOT staff to determine if it should be aligned with Deertrack Drive.

Old NC 27 Highway and Access 2 (Mooreland Estates Drive)

- Single eastbound egress and single ingress lane along Access 2

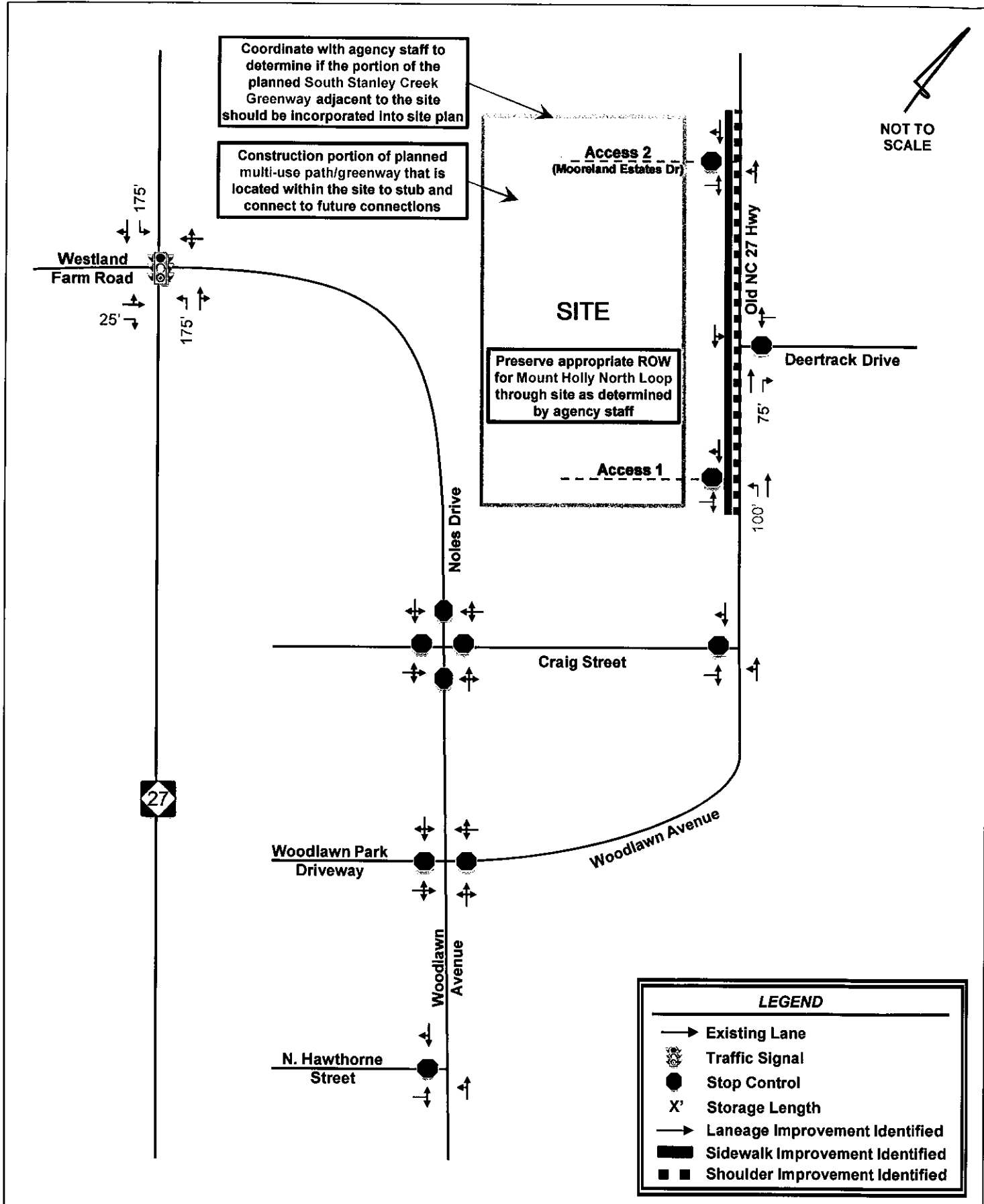
Study Area Pedestrian and Bicycle Improvements

- Sidewalk along the west side of Old NC 27 Highway between the northernmost and southernmost limits of the proposed site (approximately 2,000 linear feet)
- Wide shoulder along the west side of Old NC 27 Highway between the northernmost and southernmost limits of the proposed site (approximately 2,000 linear feet)
- Portion of the planned South Stanley Creek Greenway adjacent to proposed site should be coordinated with GCLMPO and City of Mount Holly staff to determine if it should be incorporated into the site plan
- Portion of the planned greenway/multi-use path located within the proposed site should be constructed and should stub to future connections as determined by GCLMPO and City staff; note that the City of Mount Holly's standard multi-use path section includes a ten-foot paved path with two-foot shoulders.

Mount Holly North Loop

- Applicant should coordinate with GCLMPO, City of Mount Holly and NCDOT staff to confirm the appropriate alignment and cross-section, and/or to confirm the proposed site does not prohibit construction of the future Mount Holly North Loop; the appropriate amount of right-of-way should be preserved through the site as determined by the agencies (GCLMPO's functional design currently shows 150 feet of right-of-way).

The mitigation improvements identified within the study area are shown in **Figure 10.1**. The improvements shown on this figure are subject to approval by NCDOT and the City of Mount Holly. All additions and attachments to the State and City roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies.





City of Mount Holly Action Agenda Item

To: City Council From: Jonathan Wilson	Date: April 4, 2019 Meeting Date: April 8, 2019
Agenda Item to be considered: Annexation request regarding Gaston County Tax Parcel # 178067, 33.69 acres by True Homes.	
Will this require a public hearing? ☒ YES ☐ NO	
Background/Purpose of Request: The applicant for Mooreland Oaks Conditional District zoning has also petitioned the City for annexation of one of the properties that would make up this development. The other parcel, Gaston County Tax Parcel # 178060, 25.7 acres, is already located within the City Limits of Mount Holly. If the annexation and conditional district zoning are approved then the development would consist of 138 single family homes. Staff has compiled a cost associated with providing the development with City Services on a yearly basis. This information is included in the agenda packet as Attachment 3. Staff has also compiled the potential revenue associated with this development if it were to be annexed into the City of Mount Holly. This information is included in the agenda packet as Attachment 4. Please note that this information is an estimate. The cost of services is based on the current cost of services provided to Mount Holly Citizens. The estimated revenue is based on a conservative estimation of property values. The estimated cost of services and anticipated revenues are based on the development as a whole.	
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 approving the annexation request contingent upon an approved Conditional District Zoning Site Plan and executing a mutually agreeable annexation agreement.	
Result of City Council Decision: _____	
Attachments: 1. Annexation Petition 2. Annexation Survey 3. Cost to provide City Services 4. Anticipated Revenue from Development	



CITY of MOUNT HOLLY

DANNY JACKSON, ASSISTANT TO THE CITY MANAGER
COMMUNITY DEVELOPMENT

131 South Main Street
Post Office Box 406
Mount Holly, NC 28120
704-822-2938
704-822-2933 fax
www.mtholly.us

PLANNING
ZONING
CODE ENFORCEMENT
PARKS AND RECREATION
GIS TECHNOLOGY
PUBLIC HOUSING

PETITION REQUESTING ANNEXATION

Date: 10-1-18

To the City Council of the (City/Town/Village) of Mount Holly:
(name of governing body)

1. We the Undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the (City/Town/Village) of City of Mount Holly.
2. The area to be annexed X is contiguous or is not contiguous (check one) to the (City/Town/Village) of Mount Holly and the boundaries of such territory are as follows:

*INSERT MEETS AND BOUNDS DESCRIPTION

- **3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in termination of vested rights previously acquired for this property. (If zoning vested rights are claimed, indicate below and attach proof.)

NAME	ADDRESS	VESTED RIGHTS DECLARED? (YES OR NO)	SIGNATURE
Michael A. Smith/Alaric Holding Co LLC	PO Box 786 Mount Holly NC 28120	NO	<i>Michael A. Smith</i> C804EACAA4BE4AF...

- * The City of Mount Holly may wish to require a meets and bounds description and/or map.
- ** This is one possible format for zoning vested rights declaration. This language may require modification to reflect the requirements of the municipal zoning vested rights ordinance, if any.

ADDITIONAL ATTACHMENTS MAY BE USED

Land Owner / Petitioner Agreement

We, the undersigned, are the owners of the property which is the subject of rezoning application number _____ filed on October 5, 2018, and do hereby make and consent to such application and annexation (by Dependable Development, Inc.) into the City of Mount Holly, North Carolina.

By: ^{DocuSigned by:} **Alaric Holding Co, LLC or Current Owner**
Signature: Michael A. Smith
Name: Michael A. Smith/Alaric Holding Co. LLC
Title: _____

Contact Information:
Name: Michael A. Smith
Address: PO Box 786, Mount Holly NC 28120
Phone: _____
Email: _____



TO: Mount Holly Mayor and City Council

FROM: Jonathan Wilson, Planner

DATE: April 3, 2019

RE: Cost of Services Analysis for Jonas Site Development

Parks and Recreation:

No additional cost would be anticipated by the Parks and Recreation Department if the development were annexed.

Police Department:

The service level for the Police Department can be addressed through the proposed departmental growth that has been discussed as part of a department strategic plan which includes increases in resources over a multi year period. Believes that the proposed increase will be sufficient to cover any additional calls for service associated with this annexation.

Fire Department:

On the effective date of annexation by the City of Mount Holly, all residents, businesses, and property owners in the annexation area will receive service on substantially the same basis and in the same manner of services that are provided in the rest of the City prior to annexation. The Jonas Site Property will be served by the Headquarters Station. The estimated call volume for this annexation once built could increase the call volume by one hundred (50) calls a year. This area will fall within the response time area within four (4) minutes. The Mount Holly Fire Department can serve this proposed annexation with the current station and staffing. There would be an increase in fuel and departmental supplies due to the increase in calls for service. **The estimated amount of increase would be four thousand dollars (\$2,500.00).**

Streets and Solid Waste:

Annexation Costs to the Department:

Disposal Fees:	\$6,729.75
	(\$5,580.90 = Refuse, \$666.90 = Recycling, \$481.95 = Yard Waste)
Capital:	\$14,850.00
	(135 Refuse Rollout Containers, 135 Recycling Rollout Containers, each @ \$55.00)
Total:	\$21,579.75

Planning and Development:

Current staffing levels could handle the increased workload for the planned development however with knowledge of future growth the department would need to hire evaluate the hiring of a full time planning officer which would be addressed through departmental growth in the yearly budget process.

Total General Fund Expenses: \$24,079.75

Engineering/Utilities:

The Utilities Department has calculated the following as the “Jonas Site Annexation Request – Annual Utilities Department Operation and Maintenance Cost:”

\$71,759.00

Total Enterprise Fund Expenses: \$71,759.00

Total Anticipated Expenses: \$95,838.75



TO: Mount Holly Mayor and City Council
FROM: Jonathan Wilson, Planning Project Manager
DATE: April 3, 2019
RE: Anticipated Revenue Analysis for Mooreland Oaks Development

General Fund Revenues

Property Tax:

The Property Tax is calculated by taking the total average home value and dividing that number by one-hundred and multiplying by the current tax rate.

Average Home Value: Estimated at \$250,000 (conservative estimation)

Total Home Value for Development: $\$250,000 \times 138 = \$34,500,000.00$

Property Tax: $\$34,500,000.00 / 100 \times .53 = \underline{\$182,850.00}$

Personal Property Tax:

The Personal Property Tax is calculated by taking the real property tax value and multiplying it by the current rate of Mount Holly which is 8% and dividing it by one-hundred then multiplying by the current tax rate.

Home Value: $\$34,500,000.00$

Estimated percentage of homes that may have personal property: 0.08

Personal Property Tax: $\$34,500,000.00 \times 0.08 / 100 \times .53 = \underline{\$14,628.00}$

Sales and Use Tax:

The Sales Tax is calculated by taking the total home value and multiplying by the tax rate of 0.003.

Home Value: $\$34,500,000.00$

Estimated Sales Tax Rate Factor: 0.003

Sales Tax: $\$34,500,000.00 \times 0.003 = \underline{\$103,500.00}$

Beer & Wine Tax:

The Beer & Wine Tax is calculated by the total population multiplied by \$4.24 which is the per capita factor.

Population: $138 \times 2.6 = 360$

Per capita factor: \$4.24

Beer & Wine Tax: $360 \times \$4.24 = \underline{\$1,526.40}$

Powell Bill Funds:

The Powell Bill Funds are calculated based on the population multiplied by \$26.57 which is the per capita factor.

Population: 360

Per capita factor: \$26.57

Powell Bill Funds: $360 \times \$26.57 = \underline{\$9,565.20}$

Tipping Fees:

The Tipping Fees are calculated by the total number of homes multiplied by the current fees charged to customers. The City charges a rate of \$6.50 for solid waste and \$5.25 for recycling.

Number of Homes: 138

Current Rate Total (Solid Waste & Recycling): \$11.75

Tipping Fees: $138 \times \$11.75 = \underline{\$1,621.50}$

Vehicle License Tag Tax:

The Vehicle License Tax is calculated by the number of vehicles multiplied by \$5.00 per vehicle.

Estimated Number of Vehicles: 2 per home

Per vehicle: \$5.00

Vehicle License Tax: $276 \times \$5.00 = \underline{1,380.00}$

Zoning Permit:

The City currently charges \$100.00 for a single family home zoning permit.

Zoning Permit Fee: \$13,800.00

Right-of-Way Permit:

The City currently charges \$25.00 for a residential Right-of-Way permit.

Right-of-Way Permit: \$3,450.00

Total Estimated General Fund Revenue: \$332,321.10

Enterprise Fund Revenues**Stormwater Fee:**

The City currently charges a fee of \$2.50 per home for stormwater management.

Monthly Stormwater Fee: \$345.00

Annual Stormwater Fee: \$4,140.00

Water Meter Fee:

The City currently charges a fee of \$300.00 per home for a ¾" water meter which is standard for a single family home.

Water Meter Fee: \$41,400.00

Water Capital Recovery Fee:

The City charges \$1,230.00 per home (¾" water service) which is standard for a single family home.

\$169,740.00

Sewer Capital Recovery Fee:

The City charges \$4,665.00 per home (4" sewer service) which is standard for a single family home.

\$643,770.00

Average Water and Sewer Monthly Bill:

The average water & sewer usage per month is \$40.62.

Average Water and Sewer Monthly Total (for development): \$5,483.70

Average Water and Sewer Annual Revenue: \$65,804.00

Total Estimated Enterprise Fund Revenue: \$924,854.00

(This includes the yearly total for Stormwater Fees and Water & Sewer Bills)

Total Estimated Revenue (at build-out): \$1,257,175.10



City of Mount Holly Action Agenda Item

To: City Council	Date: April 4, 2019
From: Jonathan Wilson	Meeting Date: April 8, 2019

Agenda Item to be considered: Public Hearing, regarding a request by Hopper Communities, for a rezoning of Tax Parcel ID 220906, 78.13 acres, from R-1 Gaston County to Single Family Conditional District.

Will this require a public hearing? ☒ YES ☐ NO

Background/Purpose of Request: City Staff has been working with Hopper Communities, LLC who submitted a rezoning request for the above parcel. The parcel is located under Gaston County Jurisdiction and zoned R-1. The property is approximately 78.13 acres in size. The applicant wishes to rezone the properties to a Conditional District zoning district to include Single Family Residential as detached homes and amenities. The applicant will be requesting permission to develop up to 135 single family homes.

Lot Dimensions & Setbacks:

The developed lots would have a minimum lot size of 8,400 square feet with the following lot setback requirements:

- Lot Width: 60 feet
- Front Yard: 20 feet (From Right-of-way)
- Side Yard: 6 feet
- Side Yard (Corner): 10 feet (From Right-of-way)
- Rear Yard: 20 feet
- Building Height: 35 feet

Open Space & Amenities:

The applicant is providing approximately 38 acres of common open space. The applicant is required to provide a minimum of 6.75 acres of usable common open space which was arrived at by the equation of the number of lots divided by 20 which equals 6.75. The applicant is proposing to provide a tree save area of approximately 26.5 acres (34%) throughout the overall development. Additionally, the applicant is proposing the following amenities to be located in the usable common open space: a small playground, natural surface trails throughout the development and selective park benches. The natural trail is proposed to be five (5) feet in width and consist of four (4) inches of either mulch or pine straw. The trail system will be marked according to the City's Trail Marking Ordinance, Section 3.12, Neighborhood Recreation Sites – Emergency Response Requirements for Trail Systems. Additionally, the applicant is proposing an eight (8) foot wide sidewalk along Highway 27 along the property frontage of Highway 27. It is important to note here that the City considers Highway 27 a major thoroughfare and the Zoning Ordinance requires that new development along a major thoroughfare for the constructed sidewalk to be eight (8) feet in width.

Architectural Elements:

The applicant is proposing a mixture of materials to be permitted. The requested materials are brick and tile masonry; stucco (only in small accent or decorative uses or on foundation walls, not as a primary wall material) smooth or sand finish only; native or

synthetic stone; fiber-cement siding with vinyl inside/outside corners; vinyl siding will not be permitted as a wall facing material. The roofs shall be gables or hips and shall be clad in asphalt shingles or standing seam metal. The front elevations shall have at a minimum one gable facing the street. Identical front elevations shall not be constructed side by side on the same street, additionally, variations to color changes will be required for side-by-side homes. Homes may be constructed as slab on grade with a minimum of an eighteen (18) inch boarder from final grade with brick or stone on the front and side elevations. If a front porch of at least fifty (50) square feet is not provided then the front elevation shall be required to have a covered stoop at the front door or accents of brick or stone on the front façade. All homes shall have an enclosed garage for at least two (2) vehicles. Garage doors shall have an architectural feature of either being two single doors or if single door the door will be carriage style or include an architectural feature such as a window. Front loaded garage doors shall not project more than two (2) feet in front of the front building plane of the structure (inclusive of porch).

Transportation Impact Analysis:

The applicant did go through the City's Traffic Impact Analysis which was conducted by Kimley Horn, the City's on-call Transportation Engineers. The TIA recommended the following:

1. Northbound right-turn lane along NC 27 with a minimum of 100 feet of storage. The applicant has agreed to this.
2. Sidewalk along the east side of NC 27 between Green Acres Road and Cottonwood Drive (approximately 2,600 linear feet). The applicant has only agreed to construct a eight (8) foot sidewalk along their property frontage along NC 27, as noted above.
3. Sidewalk along Cottonwood Drive between NC 27 and Azalea Trail (approximately 2,000 linear feet). The applicant is not proposing to construct this recommendation. Staff would support not requiring this sidewalk since the site access #2 onto Azalea Trail has not been converted to an emergency access only. However, if this sidewalk is not required, Staff would request the City to amend the Comprehensive Pedestrian Plan to remove this recommendation from the plan.
4. Sidewalk along Azalea Trail between Cottonwood Drive and Access 2 (approximately 450 linear feet). The applicant is not proposing to construct this recommendation. Staff would support not requiring this sidewalk if the above sidewalk requirement is not required.
5. Portion of the planned South Stanley Creek Greenway adjacent to proposed site should be incorporated into the site plan as determined by GCLMPO and City of Mount Holly Staff. Applicant should coordinate with these agencies to determine the appropriate alignment and cross-section of this greenway. The applicant is proposing to dedicate a twenty (20) foot easement on the north of the property along the South Stanley Creek for the City/County to construct the greenway as needed in the future. Staff would like to request that the developer construct this greenway through their property and connect it to their planned internal greenway network.

The applicant is proposing to have the right-turn lane, sidewalk along the property frontage constructed prior to the platting of the 50th lot, which the City is in agreement with.

Vision Plan Compatibility for Residential Annexations:

The Strategic Vision Plan has Design Guidelines for Voluntary Annexations which Staff believes should be incorporated into the Conditional District Zoning Site Plan. The applicant is not meeting the requirements of the Design Guidelines for Voluntary Annexations from the Strategic Vision Plan however these guidelines are enforced via a quid-pro-quo process. Staff believes that under this premise the applicant is fulfilling the Design Guidelines for Voluntary Annexations from the Strategic Vision Plan.

Public Involvement Meeting Summary:

A Public Involvement Meeting was held on Tuesday, February 26, 2019 from 4:00 P.M. to 6:00 P.M. Notices of the public involvement meeting were mailed to forty-five (45) properties that are within two-hundred and fifty (250) feet of the properties, a newspaper ad was placed in the Gaston Gazette and the property was posted in two locations along NC 27 Highway and on Azalea Trail notifying the public of the meeting. There were forty-three (43) persons who attended the public involvement meeting. Staff and the applicant received comments from those who attended the meeting regarding the potential traffic impact from the proposed development to the Cottonwood Community. A few of the attendees were also concerned that they could be affected by the annexation, if there were to be City water connection available to the Cottonwood residents, the architectural elements of the home as well as the impact to the County's school system. Staff and the developer addressed as many of the comments and questions as possible at the meeting as well as Staff have followed up with several residents since the meeting. As a result of one of the major concerns the City has agreed to allow the connection to Azalea Trail to be emergency access only.

Planning Commission Public Hearing:

The Planning Commission held a public hearing on the Conditional District Zoning application at their April 1, 2019 meeting. Thirteen (13) citizens spoke at the public hearing, their names, addresses and comments are below:

- Bob Lucas-132 Spratt Drive: Potential negative impact the development may have on Gaston County School System and tax values.
- William Smith-421 Planters Way: Growth/development cannot support current infrastructure (schools, roads, taxes) long term and the City should "build responsibly and smart".
- Susan Barsnica-1150 Noles Road: Concerned about too much growth, too quickly and the additional traffic.
- Jeremy Black-109 Cottonwood Drive: Concerned with the density of the proposed development, restricting construction traffic on Cottonwood Drive and future waterline looped via Cottonwood Drive.
- Wayne Beatty-1303 Azalea Trail: Would like for Access 2 onto Azalea Trail to be restricted to emergency traffic only and a gate installed.
- William Barrow-114 Green Acres: Concerned that additional stormwater will be diverted to his property with additional impervious surface being increased due to the proposed development.
- Lora Cloninger-106 Green Acres: No privacy or barrier between their property and the proposed development and doesn't feel that Mount Holly can handle the increased growth and the roads and schools cannot support additional development.
- Terry Cloninger-106 Green Acres: Builder is only proposing development so that they can make money and there is little concern for the people who have lived in the area their entire lives.
- Richard Flowers-112 Green Acres: Traffic along Highway 27 is a concern and does

not see how the emergency only access with gate will operate.

- Mary Abernathy-1466 Charles Raper Jonas Highway: Traffic along Highway 27 is a concern as well as overcrowding of schools.
- Michael Winningham-103 Cottonwood Drive: Concerned with overcrowding of schools and that Highway 27 is inadequate to handle any additional traffic.
- Paul Bryant-114 Magnolia Street: Concerned with additional amount of traffic and a traffic light should be considered as well as "no faith" in the emergency only gate at Access 2.
- Henry Pigg-107 Green Acres: Concerned with current state of Highway 27, environmental dangers development poses and utility lines breaking.

Additionally, the Planning Commission had the following additional conditions to be added to the proposed development and Conditional District Zoning Site Plan:

- Install water taps for each home along Azalea Trail and Cottonwood Drive that the looped water line would pass. The developer has agreed to install up to 15 water taps along Azalea Trail and Cottonwood Drive for lots that are adjacent to the water main under Note 15. Staff would like to note that there are 25 homes on Cottonwood Drive and Azalea Trail between Access 2 and Highway 27.
- Revisit the Transportation Impact Analysis once the development is built out. After Staff consulted with the Transportation Engineer (Kimley Horn) it was determined that a proposed development of this magnitude would not warrant such an endeavor.
- No fill or construction activity in the Tree Save Area. The developer has agreed to "no fill or land development will take place within the tree save areas other than minimal disturbance for natural trail installation". Staff believes that the developer is meeting the intent of this condition which is found in Note 31.
- Construct an eight (8) foot wide sidewalk along the Highway 27 property frontage. The developer has agreed to this under Note 29.
- Assurance that a gate will be installed at Access 2 and only accessible to emergency vehicles. This condition was already present on the plan for the Planning Commission meeting and can be found in Note 28.
- Additional screening along properties that do not have open space/tree save areas between the proposed lots and existing properties. The developer has proposed a twenty (20) foot landscape buffer and/or privacy fence between the proposed lots and existing properties along Green Acres and a fifteen (15) foot buffer between proposed lots and vacant land to the north of the subject property. These conditions are noted on the site plan.
- No construction traffic allowed on Azalea Trail and/or Cottonwood Drive. The developer has agreed to this and can be found in Note 33.
- Limit the colors of metal roofs. The developer has added the following condition under Architectural Notes, B "standing seam metal roofs must be of natural/earth tone colors and be consistent with the architectural elements of the house".

Staff believes that the developer has met all of the additional conditions presented at the Planning Commission meeting.

Additionally, the applicant is requesting annexation for Tax Parcel ID 220906 in which the request will be heard by City Council.

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:

The Planning Commission recommended to City Council to approve the Conditional District Zoning plan with the additional conditions as noted above and that the rezoning is consistent with the intent of the Land Development Plan. Staff also agrees with the Planning Commission recommendation and the rezoning request should be contingent upon the successful execution of an annexation agreement. Additionally, any motion to approve the zoning request that does not require a sidewalk along Cottonwood Drive should also include a motion to remove the sidewalk recommendation on Cottonwood Drive from the City's Comprehensive Pedestrian Plan.

Result of City Council Decision:

Attachments:

1. Rezoning Application
2. Conditional District Site Plan
3. Supplemental information from the Transportation Impact Analysis

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

Date Filed: 10-5-2018 Application Number: _____

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:
REO Funding Solutions III LLC
Address: C/O Ryan LLC PO Box 56607 Atlanta, GA 30343-0607
as evidenced by Deed Book 4631 on Page 1298 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
1500 Charles Raper Jonas Hwy on the ~~Left~~ Right side of the Road
(physical address) (circle one) (street)
between Cottonwood Drive and Green Acres Road, and has a Tax
(street) (street)
Listing of: Tax Book _____, Map _____, Parcel 220906 Said lot(s) has (have) a frontage of 1,040 feet and is approximately 78.13 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-1 (Gaston) Zone to Mt. Holly "Residential Zone.
Conditional District"
5. If Conditional Use rezoning is requested, a site specific plan (see Appendix) is hereby attached (check) X Yes or N/A.
6. If the Conditional Use 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).

Approximately 131 (135 max) lots single family subdivision, requesting
annexation, appropriate zoning and utilities from Mount Holly.

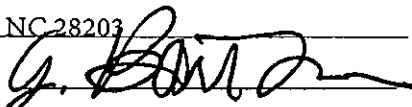
7. Attached is a list of all the properties adjacent to the subject property including the owners' name(s) and address and tax book, map, and parcel number of each lot as shown on the Gaston County Tax Maps. Adjacent properties are considered all those immediately or diagonally adjacent to the subject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

J. Bart Hopper / Hopper Communities
Name of Applicant(s)

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

Applicant's Address: 1814 Euclid Avenue, Charlotte, NC 28203

Phone Number: 704-805-4801

Signature: 

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 \$ _____ (See Fee Schedule) at least 15 days prior to the Planning Commission meeting for initial consideration.

10.0 Mitigation Improvements

Based on the vehicular, pedestrian and bicycle operations analyses performed at each of the identified study intersections, along with review of the auxiliary turn-lane warrants and crash analyses contained herein, the following improvements are identified to mitigate the impact of the proposed development on the surrounding transportation infrastructure:

NC 27 (Charles Raper Jonas Highway) and Access 1

- Single westbound egress and single ingress lane along Access 1
- Northbound right-turn lane along NC 27 (Charles Raper Jonas Highway) with a minimum of 100 feet of storage

Azalea Trail and Access 2

- Single westbound egress and single ingress lane along Access 2

Study Area Pedestrian and Bicycle Improvements

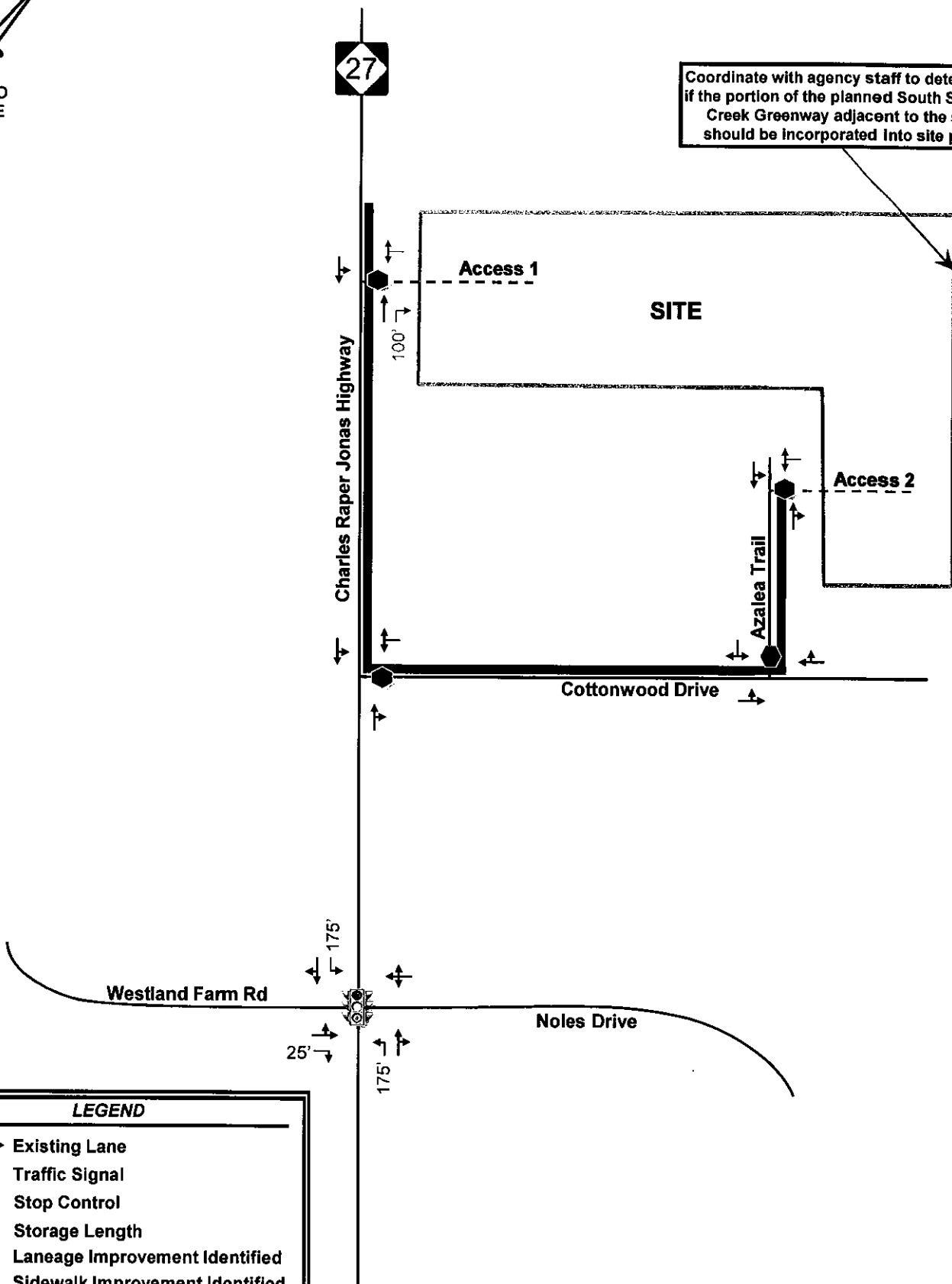
- Sidewalk along the east side of NC 27 (Charles Raper Jonas Highway) between Green Acres Road and Cottonwood Drive (approximately 2,600 linear feet)
- Sidewalk along Cottonwood Drive between NC 27 (Charles Raper Jonas Highway) and Azalea Trail (approximately 2,000 linear feet)
- Sidewalk along Azalea Trail between Cottonwood Drive and Access 2 (approximately 450 linear feet)
- Portion of the planned South Stanley Creek Greenway adjacent to proposed site should be incorporated into the site plan as determined by GCLMPO and City of Mount Holly staff; Applicant should coordinate with these agencies early in the site planning phase to determine the appropriate alignment and cross-section of this greenway.

The mitigation improvements identified within the study area are shown in **Figure 10.1**. The improvements shown on this figure are subject to approval by NCDOT and the City of Mount Holly. All additions and attachments to the State and City roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies.

NOT TO
SCALE

27

Coordinate with agency staff to determine if the portion of the planned South Stanley Creek Greenway adjacent to the site should be incorporated into site plan



Kimley»Horn

Jonas Site
Transportation Impact Analysis

Identified Mitigation
Improvements

Figure
10.1



City of Mount Holly Action Agenda Item

To: City Council From: Jonathan Wilson	Date: April 4, 2019 Meeting Date: April 8, 2019
Agenda Item to be considered: Annexation request regarding Gaston County Tax Parcel #220906, 78.13 acres by Hopper Communities.	
Will this require a public hearing? ☒ YES ☐ NO	
Background/Purpose of Request: The applicant for Jonas Site Conditional District zoning has also petitioned the City for annexation of the property that would make up this development. If the annexation and conditional district zoning are approved then the development would consist of 135 single family homes. Staff has compiled a cost associated with providing the development with City Services on a yearly basis. This information is included in the agenda packet as Attachment 3. Staff has also compiled the potential revenue associated with this development if it were to be annexed into the City of Mount Holly. This information is included in the agenda packet as Attachment 4. Please note that this information is an estimate. The cost of services is based on the current cost of services provided to Mount Holly Citizens. The estimated revenue is based on a conservative estimation of property values.	
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 approving the annexation request contingent upon an approved Conditional District Zoning Site Plan and executing a mutually agreeable annexation agreement.	
Result of City Council Decision: _____	
Attachments: 1. Annexation Petition 2. Annexation Survey 3. Cost to provide City Services 4. Anticipated Revenue from Development	



CITY of MOUNT HOLLY

Bryan Hough, Mayor
 Perry Toomey, Mayor Pro Tem
 Carolyn Breyare, Councilwoman
 Charles McCorkle, Councilman
 Jeff Meadows, Councilman
 David Moore, Councilman
 Lauren Shoemaker, Councilwoman
 Danny Jackson, City Manager

400 East Central Ave. Post Office Box 406 Mount Holly, NC 28120704-827-3931 704-822-2933 fax www.mtholly.us

PETITION REQUESTING ANNEXATION FOR A
NON-CONTIGUOUS PROPERTY

This petition must have attached a survey of the proposed annexation and a metes and bounds description.Date: 2/15/2019

To the City Council of the City of Mount Holly:

1. The undersigned owner(s) of real property hereby petition for the Annexation of that area described on the Gaston County Tax Map as Parcel (s) 220904, and shown on the attached Survey to be annexed by the City of Mount Holly. Said real property is further described by metes and bounds on the attached Exhibit A.
2. The area to be annexed is not contiguous to the City of Mount Holly. A survey of the proposed area for Annexation must be attached and must show the nearest distance of the proposed annexation area to the city limits of Mount Holly and to the nearest distance to the next closest city limits.
3. (Only If Applicable.) We further acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in termination of vested rights previously acquired for this property (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Vested Rights Declared? (yes or no)	Signature
REO Funding Solutions III LLC	1170 Peachtree St. NE Suite 1150 Atlanta, Ga 30309	No, The rezoning is underway	DocuSigned by: Rudy Newell E56308247D5444E...

REO Funding Solutions III LLC

Signature of Property Owner

DocuSigned by:

Rudy Newell

E56308247D5444E...

Print Name: Rudy Newell Vice PresidentPhone Number: 404-477-6802Email: dedwards@turnstonegroup.com

Signature of Property Owner

Thatie Jonas
 Printed Name: Thatie Jonas

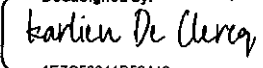
Phone Number: (704) 526-7146Email: leonhardtthatie@gmail.com

Note: If there are more than two (2) property owners, please attach additional signature pages. If property owner is a entity please ensure the appropriate individual signs this petition and that proper contact information is provided.

Land Owner / Petitioner Agreement

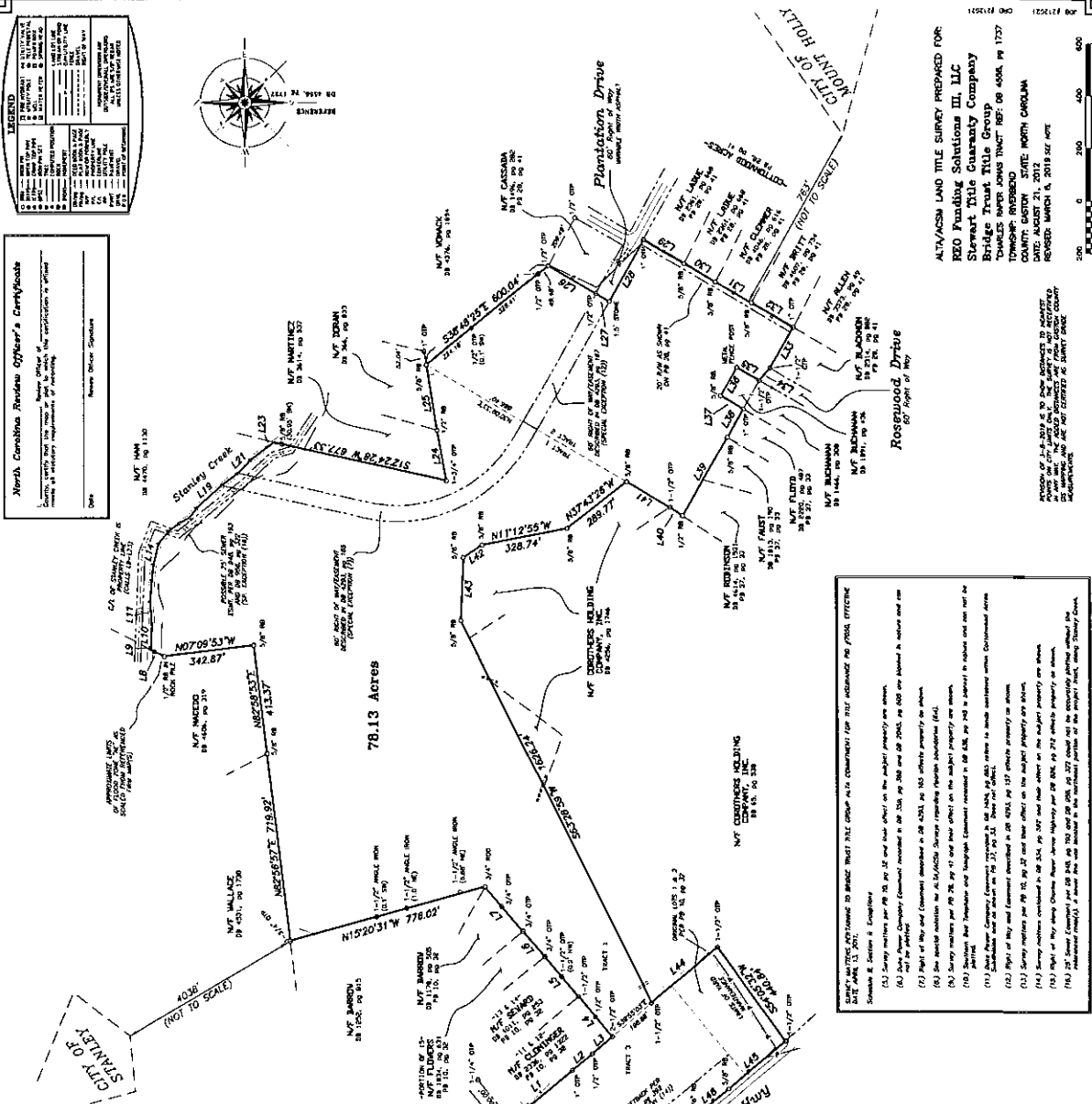
We, the undersigned, are the owners of the property which is the subject of rezoning application number _____ filed on October 8, 2018, and do hereby make and consent to such application and annexation (by Hopper Communities) into the City of Mount Holly, North Carolina.

By: **REO Funding Solutions III, LLC**

DocuSigned by:

Signature: _____
Name: Karlien De Clercq
Title: vice president

Contact Information:

Name: _____
Address: _____
Phone: _____
Email: _____





TO: Mount Holly Mayor and City Council

FROM: Jonathan Wilson, Planning Project Manager

DATE: April 3, 2019

RE: Cost of Services Analysis for Jonas Site Development

Parks and Recreation:

No additional cost would be anticipated by the Parks and Recreation Department if the development were annexed.

Police Department:

The service level for the Police Department can be addressed through the proposed departmental growth that has been discussed as part of a department strategic plan which includes increases in resources over a multi year period. Believes that the proposed increase will be sufficient to cover any additional calls for service associated with this annexation.

Fire Department:

On the effective date of annexation by the City of Mount Holly, all residents, businesses, and property owners in the annexation area will receive service on substantially the same basis and in the same manner of services that are provided in the rest of the City prior to annexation. The Mooreland Oaks Property will be served by the Headquarters Station. The estimated call volume for this annexation once built could increase the call volume by one hundred (50) calls a year. This area will fall within the response time area within four (4) minutes. The Mount Holly Fire Department can serve this proposed annexation with the current station and staffing. There would be an increase in fuel and departmental supplies due to the increase in calls for service. **The estimated amount of increase would be four thousand dollars (\$2,500.00).**

Streets and Solid Waste:

Annexation Costs to the Department:

Disposal Fees:	\$6,879.30
	(\$5,704.92 = Refuse, \$681.72 = Recycling, \$492.66 = Yard Waste)
Capital:	\$15,180.00
	(138 Refuse Rollout Containers, 138 Recycling Rollout Containers, each @ \$55.00)
Total:	\$22,059.30

Planning and Development:

Current staffing levels could handle the increased workload for the planned development however with knowledge of future growth the department would need to hire evaluate the hiring of a full time planning officer which would be addressed through departmental growth in the yearly budget process.

Total General Fund Expenses: \$24,559.30

Engineering/Utilities:

The Utilities Department has calculated the following as the “Mooreland Oaks Annexation Request – Annual Utilities Department Operation and Maintenance Cost:”

\$68,013.00

Total Enterprise Fund Expenses: \$68,013.00

Total Anticipated Expenses: \$92,572.30



TO: Mount Holly Mayor and City Council
FROM: Jonathan Wilson, Planning Project Manager
DATE: April 3, 2019
RE: Anticipated Revenue Analysis for Jonas Site Development

General Fund Revenues

Property Tax:

The Property Tax is calculated by taking the total average home value and dividing that number by one-hundred and multiplying by the current tax rate.

Average Home Value: Estimated at \$250,000 (conservative estimation)

Total Home Value for Development: $\$250,000 \times 135 = \$33,750,000.00$

Property Tax: $\$33,750,000.00 / 100 \times .53 = \underline{\$178,875.00}$

Personal Property Tax:

The Personal Property Tax is calculated by taking the real property tax value and multiplying it by the current rate of Mount Holly which is 8% and dividing it by one-hundred then multiplying by the current tax rate.

Home Value: \$33,750,000.00

Estimated percentage of homes that may have personal property: 0.08

Personal Property Tax: $\$33,750,000.00 \times 0.08 / 100 \times .53 = \underline{\$14,310.00}$

Sales and Use Tax:

The Sales Tax is calculated by taking the total home value and multiplying by the tax rate of 0.003.

Home Value: \$33,750,000.00

Estimated Sales Tax Rate Factor: 0.003

Sales Tax: $\$33,750,000.00 \times 0.003 = \underline{\$101,250.00}$

Beer & Wine Tax:

The Beer & Wine Tax is calculated by the total population multiplied by \$4.24 which is the per capita factor.

Population: $135 \times 2.6 = 351$

Per capita factor: \$4.24

Beer & Wine Tax: $351 \times \$4.24 = \underline{\$1,488.24}$

Powell Bill Funds:

The Powell Bill Funds are calculated based on the population multiplied by \$26.57 which is the per capita factor.

Population: 351

Per capita factor: \$26.57

Powell Bill Funds: $351 \times \$26.57 = \underline{\$9,326.07}$

Tipping Fees:

The Tipping Fees are calculated by the total number of homes multiplied by the current fees charged to customers. The City charges a rate of \$6.50 for solid waste and \$5.25 for recycling

Number of Homes: 135

Current Rate Total (Solid Waste & Recycling): \$11.75

Tipping Fees: $135 \times \$11.75 = \underline{\$1,586.25}$

Vehicle License Tag Tax:

The Vehicle License Tax is calculated by the number of vehicles multiplied by \$5.00 per vehicle.

Estimated Number of Vehicles: 2 per home

Per vehicle: \$5.00

Vehicle License Tax: $270 \times \$5.00 = \underline{1,350.00}$

Zoning Permit:

The City currently charges \$100.00 for a single family home zoning permit.

Zoning Permit Fee: \$13,500.00

Right-of-Way Permit:

The City currently charges \$25.00 for a residential Right-of-Way permit.

Right-of-Way Permit: \$3,375.00

Total Estimated General Fund Revenue: \$325,060.56

Enterprise Fund Revenues**Stormwater Fee:**

The City currently charges a fee of \$2.50 per home for stormwater management.

Monthly Stormwater Fee: \$337.50

Annual Stormwater Fee: \$4,050.00

Water Meter Fee:

The City currently charges a fee of \$300.00 per home for a ¾" water meter which is standard for a single family home.

Water Meter Fee: \$40,500.00

Water Capital Recovery Fee:

The City charges \$1,230.00 per home (¾" water service) which is standard for a single family home.

\$166,050.00

Sewer Capital Recovery Fee:

The City charges \$4,665.00 per home (4" sewer service) which is standard for a single family home.

\$629,775.00

Average Water & Sewer Revenue:

The average water & sewer usage per month is \$40.62.

Average Water and Sewer Monthly Total (for development): \$5,483.70

Average Water and Sewer Annual Revenue: \$65,804.40

Total Estimated Enterprise Fund Revenue: \$906,179.40

(This includes the yearly total for Stormwater Fees and Water & Sewer Bills)

Total Estimated Revenue (at build-out): \$1,231,239.96



City of Mount Holly Action Agenda Item

To: City Council From: Brandon Livingston	Date: 3-26-19 Meeting Date: 4-8-19																																				
Agenda Item to be considered: Public hearing regarding a text amendment to Section 6, Table of Permitted and Special Uses to prohibit certain uses in the B-1 Zoning district.																																					
Will this require a public hearing? ☒ YES ☐ NO																																					
Background/Purpose of Request: Staff sees the need to amend section 6, Table of Permitted and Special Uses of the City's Zoning Ordinances to prohibit certain uses in the B-1 Zoning district. The text amendment would recommend prohibiting uses in the B-1 district that were prohibited last month in the B-2 and B-3 districts within the Downtown Gateway Overlay District. These amendments promote the intent outlined in the recent adoption of the Strategic Vision Plan for redevelopment. On April 1, 2019 the Planning Commission voted unanimously for the text amendment to change the Table of Permitted and Special Uses in regards to the prohibition of certain uses in the B-1 district. Staff has attached the Table of Permitted and Special Uses, outlining in yellow the B-1 uses that are recommended for prohibition in the B-1 Zoning District. These uses are still permitted in other zoning districts within the City.																																					
<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td colspan="4">Fiscal Impact:</td></tr><tr><td style="width: 45%;">Will Item affect current budget</td><td style="width: 15%;">☐ YES</td><td style="width: 15%;">☐ NO</td><td style="width: 25%;">☒ N/A</td></tr><tr><td>Reviewed by Finance Director</td><td>☐ YES</td><td>☐ NO</td><td>☒ N/A</td></tr><tr><td>Preaudit Certification required</td><td>☐ YES</td><td>☐ NO</td><td>☒ N/A</td></tr><tr><td>Capital Project Ordinance required</td><td>☐ YES</td><td>☐ NO</td><td>☒ N/A</td></tr><tr><td>Budget Transfer required</td><td>☐ YES</td><td>☐ NO</td><td>☒ N/A</td></tr><tr><td>Total City Dollars:</td><td colspan="3">\$</td></tr><tr><td>Budget Code</td><td colspan="3"></td></tr><tr><td>Reviewed by City Attorney</td><td>☐ YES</td><td>☐ NO</td><td>☒ N/A</td></tr></table>		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
Fiscal Impact:																																					
Will Item affect current budget	☐ YES	☐ NO	☒ N/A																																		
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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: 1. Recommend a text amendment to amend Article 6, Table of Permitted and Special Uses to prohibit the identified uses from the B-1 zoning district. (yellow)																																					
Result of City Council Decision:																																					
Attachments: 1. Article 6, Table of Special and Permitted Uses																																					

Article VI Table of Permitted and Special Uses

The district or districts in which a particular listed use may be permitted is indicated by an "X" or an "S" in the district columns opposite the listed use. The meanings of the entries in the Table are as follows:

- X indicates the use is permitted by right and a zoning permit may be obtained.
- S indicates the use requires approval of a Special Use Permit in accordance with the procedures described in Section 12.6.

Note The column labeled "Note" means that there are special additional performance requirements that the use must comply with in its development. These requirements are contained in Article VII, "Special Requirement Notes to the Table of Uses." For Special Uses, the requirements listed in the Note for the particular use shall also represent the minimum conditions for issuance of a Special Use. For any other use subject to a Note, the Note requirement shall also represent the minimum conditions for issuance of a Conditional Use Permit as part of the Conditional Use rezoning process.

SIC The 1987 Standard Industrial Classification Manual was utilized in the preparation of this table and shall be consulted as a guide for purposes of interpretation by the Zoning Enforcement Officer. The reference SIC column refers to SIC classifications. Entries with "0000" in the reference SIC column do not correspond to any classification in the SIC manual.

The listing of a use in the Table of Permitted and Special Uses in no way relieves that use of having to meet all local, state and federal laws pertaining to the establishment and operations of that use.

The City of Mount Holly recognizes that if a use listed or not listed in this article is not found to have a definition in Article 3 of this Ordinance then the latest version of Merriam-Webster Dictionary should be utilized to define said use.

The Table of Permitted (X) and Special (S) Uses follows:

Section 6.1**Residential Uses**

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H-M-U	O & I	B-1	B-2	B-3	L-1	H-1
accessory use or building (noncommercial)		0000	X	X	X	X	X	X	X	X	X					
bed and breakfast	1	7011									X					
short term rental			X	X	X	X	X	X	X							
dwelling, mixed-use		0000							X	X	X	X				
dwelling, multi-family	5	0000						X		S	X	X				
dwelling, single-family detached		0000	X	X	X	X	X	X	X							
dwelling, townhome; condominium	5	0000						X	X	S	X	X				
family care home (6 or less)	2	8351	X	X	X	X	X	X	X	X	X					
family day-care home (5 or less)	2	8322	S	S	S	S	S	S	S	S	X					
home occupation	3	0000	S	S	S	S	S	S	S	S	X					
mobile home, class "A"	4	0000					X	X								
mobile home, class "B" (#, see Manufactured Home Overlay District)		0000	#	#	#	#	#	#								
mobile home park (#, see Manufactured Home Overlay District)		0000	#	#	#	#	#	#								
modular homes		0000	X	X	X	X	X	X	X	X	X					
planned unit developments (PUD)	6	0000	S	S	S	S	S	S	S	S	S					
swimming pools, accessory	7	0000	X	X	X	X	X	X	X	X	X	X	X	X	X	
yard sales (no more than 1 per every three months; 4 per year)	23	7389	X	X	X	X	X	X	X	X	X	X				
solar energy systems	28	0000	X	X	X	X	X	X	X	X	X	X	X	X	S	S

Section 6.2**Recreational Uses**

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H-M-U	O & I	B-1	B-2	B-3	L-1	H-1
amusement arcades & indoor places of entertainment; including bowling alleys, skating rinks, & indoor theaters		7999								X	X			X		
amusement or water parks	8	7996												X		
associations or organizations, social & fraternal	9	8640	X	X						X	X	X	X	X		
auditorium, assembly hall		0000								X	X	X	X	X		
batting cages	8	7999												X		
billiard parlor, pool room		7999												S		
bingo games		7999										X	X	X		
dance studios & schools, including aerobics		7911								X		X	X	X		
dance halls including night clubs & lounges	24	5810								S		S		S		
fortune tellers, astrologers		7999										X		X		
go-cart raceways	8	7999												X		
golf course, including pro shop	10	7997	X	X	X	X	X	X			X	X	X	X		
golf driving ranges	8	7999												X		
marinas		4493												X		
martial arts instructional schools		7999								X		X	X	X		
miniature golf facilities	8	7999												X		
outdoor resort	29	7011												S		
indoor miniature golf	8	7999								X				X		
physical fitness centers		7991								X		X	X	X		
public parks		7990	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Recreational Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H MU	O & I	B-1	B-2	B-3	L-1	H-1
recreational facilities, public		7999	X	X	X	X	X	X	X	X	X	X	X	X	X	X
recreational facilities, private; including country clubs, private neighborhood parks & multi-family recreation areas where the principal use is permitted in a zone		7997	X	X	X	X	X	X	X	X	X	X	X	X		
recreational facilities; health club, spa & gymnasium (principal use)		7997								X	X	X	X	X		
shooting ranges, indoor		7999												X		
shooting ranges, outdoor, local government only		7999														X
swim & tennis clubs	11	7997	X	X	X	X	X	X	X	X	X	X	X	X		
swimming pools, private	11	7997	X	X	X	X	X	X	X	X	X	X	X	X		

Section 6.3 Education and Institutional Uses

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H-M-U	O & I	B-1	B-2	B-3	L-1	H-1
ambulance services		4119									X	X	X	X		
cemetery		6553	X	X	X						X		X	X		
churches, synagogues & other associated activities	12	8661	X	X	X	X	X	X	X	X	X		X	X		
colleges or universities		8220									X					
correctional institutions		9223														X
day care centers (6 or more)	13	8322	X	X						X	X		X	X		
governmental, offices & facilities		0000	X	X	X	X	X	X	X	X	X	X	X	X	X	X
health and behavioral care facility		8059									X	X	X	X		
hospitals, public & private		8026								X	X	X	X	X		
libraries		8231								X	X	X	X	X		
museums or art galleries		8412								X	X	X	X	X		
nursing and convalescent homes; congregate or group care	12	8050	X	X							X		X	X		
orphanages		8361									X		X	X		
philanthropic institutions		8399								X	X	X	X	X		
post offices		7389									X	X	X	X		
psychiatric hospitals		8063									X		X	X		
public water & sewer lines; provided minimum water line is 6 inches & minimum sewer line is 8 inches unless otherwise specified by City		0000	X	X	X	X	X	X	X	X	X	X	X	X	X	X
retreat centers		0000	X	X						X	X	X	X	X		

Education and Institutional Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H MU	O & I	B-1	B-2	B-3	L-1	H-1
schools, including public schools & private schools, having a curriculum similar to those given in public schools		8211	X	X	X	X	X	X	X		X					
schools, specialty training, such as cosmetology, vocation or trade services, not elsewhere classified, where no retail, wholesale, or repair is conducted		8249									X					
specialty hospitals		8069								X	X	X	X	X		
studios		0000								X		X	X	X		

Section 6.4**Business, Professional and Personal Services**

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H-M-U	O & I	B-1	B-2	B-3	L-1	H-1
accounting, auditing, or bookkeeping		8271								X	X	X	X	X		
administrative or management services		8741								X	X	X	X	X		
advertising agencies or representatives		7311								X	X	X	X	X		
agencies & offices rendering specialized services not involving retail trade such as real estate, insurance, advertising, architecture, engineering, & accounting and not listed elsewhere		0000								X	X	X	X	X		
animal clinics & hospitals; including totally enclosed kennels operated in connection with animal clinics or hospitals		0742											X	X		
animal grooming (no overnight boarding)		0000											X	X		
automobile body shop		0000												X		
automobile parking lots & facilities for permitted uses in the district		7521	X	X	X	X	X	X	X	X	X	X	X	X	X	X
automobile parking (commercial)		7521											X	X		
automobile rental or leasing		7510											X	X		
automobile repair & service (excluding storage of wrecked or junked vehicles)		0000												X		
automobile storage	14	0000												X		

Business, Professional and Personal Services (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H-M-U	O-&I	B-1	B-2	B-3	L-1	H-1
automobile towing & storage services	14	7549												X		
automobile washing facilities		7542												X		
automobile wrecking or junk yards	14	5093														X
banking, including loan offices & investment houses		6000								S	X	X	X	X		
banking; ATM (stand-alone)		6000												X		
barber and beauty shops		7241								X	X	X	X	X		
building maintenance services		7349												X		
bus stations		4140												X		
chiropractor offices		8041								X	X	X	X	X		
clothing alterations or repairs		0000								X	X	X	X	X		
communicative facilities, including radio & television broadcasting excluding towers that exceed the height limits		0000									X		X	X		
computer maintenance and repair		7378								X		X	X	X		
computer services		7370								X		X	X	X		
contractors' facilities with open storage		0000												X		
contractors' offices (no storage)		0000								X		X	X	X		
convenience food stores		5411								X		X	X	X	X	
dental offices & laboratories		8071								X	X	X	X	X		

Business, Professional and Personal Services (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H-M-U	O & I	B-1	B-2	B-3	L-1	H-1
doctor's offices & laboratories		8000								X	X	X	X	X		
drive-in theaters	15	7833												X	S	
dry cleaning & laundry facilities		7211								X		X	X	X		
economic, sociologic, or educational research		8732								X	X	X	X	X		
employment agencies, personnel agencies		7360								X	X	X	X	X		
equipment rental & leasing		7350										X		X		
equipment repairs, heavy		7690														X
equipment repairs, light		7690												X		X
exterminating services		7342												X		
finance or loan offices		6100								S	X	X	X	X		
food catering facility		0000									X	X	X	X		
fraternal organizations		8641	X	X							X	X	X	X		
freezer lockers		4222												X	X	
funeral homes		7261									X		X	X		
insurance agencies		6411								X	X	X	X	X		
Internal service facilities incidental to permitted uses including cafeterias, day care facilities, snack bars, pharmacies, optical stores & similar retail activities when conducted solely for use of employees, patrons or occasional visitors; provided, such activities are within the principal building & neither the facility in itself nor advertising for it are permitted beyond the premises		0000	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Business, Professional and Personal Services (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H MU	O & I	B-1	B-2	B-3	L-1	H-1
laundromats		7215										X	X	X		
law offices		8111								X	X	X	X	X		
locksmith shops, including repair		7699										X	X	X		
medical, dental or related offices		8000								X	X	X	X	X		
medical or dental laboratories		8071								X	X	X	X	X		
mini-storage units or warehouses		4225													X	X
motels & hotels		7011								X		X		X		
motion picture production		7810										X		X		
non-commercial research organizations		8733									X	X	X	X		
office not classified elsewhere; where no retail business is conducted		0000								X	X	X	X	X		
optometrists & ophthalmologists		8000								X	X	X	X	X		
photocopying & duplicating services		7334										X	X	X		
photo finishing laboratory		7384										X		X		
photography studio		7221								X	X	X	X	X		
picture framing shop		7699										X	X	X		
private clubs		0000												X		
psychologists' offices		8000								X	X	X	X	X		
radio, television or communication towers	16	0000													X	X
real estate offices		6500								X	X	X	X	X		
recreational vehicle parks or campsites		7033													X	
refrigerator or large appliance repair		7623												X		
rehabilitation or counseling services		8300								X	X	X	X	X		

Business, Professional and Personal Services (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H-M-U	O & I	B-1	B-2	B-3	L-1	H-1
repair shops not classified elsewhere		7699												X	X	
research, development, or testing services		8730									X	X	X	X		
septic tank service		7699												X	X	
service stations (not including truck stops)		7530											X	X	X	
shoe repair or shoeshine shops		7251										X	X	X		
sign shop		7389									X	X	X	X		
stock, security or commodity brokers		6200									X	X	X	X		
structures & uses clearly incidental to a permitted use		0000	X	X	X	X	X	X	X	X	X	X	X	X	X	X
tanning salons		7299							X			X	X	X		
taxi terminals		4121										X		X		
taxidermists		7699										X	X	X		
tire recapping		7534												X		
travel agencies		4724							X	X	X	X	X	X		
truck driving schools		8249												X		
truck & utility trailer rental, sale & leasing, light		0000												X	X	
truck & utility trailer rental, sale & leasing, heavy		0000													X	X
truck washing		7542														X
upholstering & furniture refinishing		7641												X		
utility company offices		0000								X	X	X	X	X		
utility stations & plants		0000														X
veterinary services		0740												X	X	
vocational, business or secretarial schools		8240								X	X	X	X	X		
watch or jewelry repair shops		7631										X	X	X		

Section 6.5**Retail Trade Uses**

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H MU	O & I	B-1	B-2	B-3	L-1	H-1
antique shops		5932								X		X	X	X		
apparel sales		5600								X		X	X	X		
appliance sales & service		5722								X		X	X	X		
art studios & galleries		8412								X	X	X	X	X		
arts & crafts sales		5999								X		X	X	X		
auction house (totally enclosed)		5999									X	X	X	X		
automobile & truck dealers; new & used		5511												X	X	
automobile parts & supply store		5531								X		X	X	X		
bakeries; retail		5461								X		X	X	X		
bicycle sales & repair		5941								X		X	X	X		
boat dealer; sale or repair		5551												X		
book stores		5942								X		X	X	X		
bottle shop												X				
brew-pub										X		X	X	X	X	
building supply dealers		5211												X		
camera & photography; sales & service		5946								X		X	X	X		
candy stores		5441								X		X	X	X		
carpet sales & storage		5713								X		X	X	X		
catalogue stores		5961								X		X	X	X		
clothing shops		5600								X		X	X	X		
computer sales		5734								X		X	X	X		
dairy product stores		5451								X		X	X	X		
department & variety stores		5300								X		X	X	X		
drug stores & pharmacies (no drive-thru)		5912								X		X	X	X		
drug stores & pharmacies (w/ drive-thru)		5912								S		X	X	X		
electronic product sales		5730								X		X	X	X		

Retail Trade Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H-M-U	O & I	B-1	B-2	B-3	L-1	H-1
fabric or piece goods store		5949								X		X	X	X		
farm machinery sales & service		5083												X		
farmer's or produce market	26	5431										X		X		
flea market		5999												X		
floor covering, drapery or upholstery		5710							X			X	X	X		
florist shop		5992							X			X	X	X		
fuel oil sales		5980												X		
furniture sales		5712							X			X	X	X		
furniture repair, including upholstery		7641												X		
garden centers or retail nurseries		5261										X	X	X		
gift, novelty & souvenir shop		5947							X			X	X	X		
grocery store (over 3,000 sq ft)		5400							X			X	X	X		
hardware store		5251							X							
hardware store (w/ outside storage)		5200											X	X		
hobby & toy stores		5945							X			X	X	X		
home furnishings, misc.		5719							X			X	X	X		
HVAC, etc sales & service		5070							X			X	X	X		
jewelry sales & repair		5944							X			X	X	X		
leather goods sales		5948							X			X	X	X		
lighting good sales		3648							X			X	X	X		
liquor stores		5921							X			X	X	X		
Microbrewery	30								S			S	S	S	X	X
misc. retail sales		5999							X			X	X	X		
mobile home sales & service		5271												X	X	
motorcycle assembly & retail parts sales	27	5571										S		X		

Retail Trade Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H MU	O & I	B-1	B-2	B-3	L-1	H-1
Music stores including instrument dealers & repair		5736								X		X	X	X		
newsstands		5994								X		X	X	X		
office supply store		5040								X		X	X	X		
optical goods sale		5995								X		X	X	X		
Outfitter										X		X	X	X	X	X
paint, glass & wallpaper stores		5231								X		X	X	X		
pawn shop		5932											X	X		
pet stores		5999								X			X	X		
radio & television, stores & repairs		5731								X		X	X	X		
record stores (cd's)		5735								X		X	X	X		
recreation vehicles sales & service		5571												X	X	
restaurant		5812								X		X	X	X	X	
restaurant (w/ drive-thru)		5812										X		X	X	
restaurant (within other facilities; as long as principal use is permitted)		5812								X		X	X	X	X	X
service stations (gasoline)		5541											X	X		
shoe sales and/or repair		7251								X		X	X	X		
shopping centers & malls		5600								X		X	X	X		
sporting goods stores		5941								X		X	X	X		
tire dealers & service		5531												X		
tobacco stores		5993								X		X	X	X		
truck stops		5541												X		
video tape (dvd) rental & sales		7841								X		X	X	X		
woodworking shops (retail)		3553								X		X	X	X		

Section 6.6**Wholesale Trade Uses**

Use Types	N o t e	S I C	R- A	R- 20	R- 12	R- 10	R- 8 SF	R- 8 MF	R D	M H M U	O & I	B- 1	B- 2	B- 3	L- 1	H- 1
agricultural, chemical, pesticides, fertilizers		5191													X	X
agricultural products, other		5159													X	X
ammunition		5099													X	X
animals & animal products, other		5159														X
apparel, piece goods & notions		5130												X	X	X
bakeries, wholesale		2050												X	X	X
beer, wine, distilled alcoholic beverages		5180												X	X	X
books, periodicals & newspapers		5192												X	X	X
bulk mail & packaging		4212												X	X	X
chemicals & allied products		5169												X		X
courier service, central facility		4215												X	X	X
courier service substation		4215												X	X	X
drugs & sundries		5122												X	X	X
durable goods, other		5099												X	X	X
electrical goods		5060												X	X	X
farm supplies, other		5191												X	X	X
flowers, nursery stock & florist supplies		5193												X	X	X
forest products		5099												X	X	X
furniture & home furnishings		5020												X	X	X
grain & field beans		5153												X	X	X
groceries & related products		5140												X	X	X
hardware		5072												X	X	X
jewelry, watches precious stones & metals		5094												X	X	X

Wholesale Trade Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H-M-U	O & I	B-1	B-2	B-3	L-1	H-1
livestock		5154														X
lumber & other construction materials		5030												X	X	X
machinery, equipment & supplies		5080												X	X	X
market showrooms (furniture, apparel, etc)		5399												X	X	X
metals & minerals		5050												X	X	X
motor vehicles, parts & services		5010												X	X	X
moving & storage firms		4214												X	X	X
paints & varnishes		5198												X	X	X
paper & paper products		5110												X	X	X
petroleum & petroleum products		5170													X	X
plastic materials		5162												X	X	X
plumbing & heating equipment		5070												X	X	X
professional & commercial equipment & supplies		5040												X	X	X
resins		5162												X	X	X
scraps & waste materials	14	5093														X
sporting & recreational goods & supplies		5091												X	X	X
tobacco & tobacco products		5194												X	X	X
toys & hobby goods & supplies		5092												X	X	X
trucking or freight terminals		4210												X	X	X
utility equipment & storage yards		0000												X	X	X
wallpaper & paint brushes		5198												X	X	X

Wholesale Trade Uses (continued)

Use Types	N o t e	S I C	R- A	R- 20	R- 12	R- 10	R- 8 SF	R- 8 MF	R D	M H M U	O & I	B- 1	B- 2	B- 3	L- 1	H- 1
warehousing & storage, not including storage of any hazardous materials or waste as determined by any agency of the federal, state or local government		4220												X	X	X

Section 6.7 Manufacturing and Industrial Uses

Use Types	N o t e	S I C	R- A	R- 20	R- 12	R- 10	R- 8 SF	R- 8 MF	R D	M H M U	O & I	B- 1	B- 2	B- 3	L- 1	H- 1
Brewery	30											S	S	X	X	X
chemicals, except acids & glues		2800														X
clothing & hosiery		2300													X	X
coffee		2095													X	X
computer & office equipment		3570													X	X
concrete, cut stone & clay products		3200														X
costume jewelry & notions		3960													X	X
dairy products		2020													X	X
Distillery	30											S	S	X	X	X
electronic & electronic components & products		3600 3670													X	X
fabricated metal products & can manufacturing		3400														X
fabricated valve & wire products		3490													X	X
fats & oils, animal		2077														X
fats & oils, plant		2070													X	X
fish, canned, cured or frozen		2091														X
floor coverings (including carpet)		3996														X
food & food products except stockyards & slaughterhouses		2000														X
food & related products, miscellaneous		2090														X
furniture products		2500													X	X
glass, including fiberglass		3200													X	X
grain mill products		2040													X	X
graphite & graphite products		3999													X	X

Manufacturing and Industrial Uses (continued)

Use Types	N o t e	S I C	R- A	R- 20	R- 12	R- 10	R- 8 SF	R- 8 MF	R D	M H M U	O & I	B- 1	B- 2	B- 3	L- 1	H- 1
heating equipment & plumbing fixtures		3430													X	X
household appliances		3630													X	X
hydroelectric power, dams & related facilities																X
ice		2097													X	X
industrial & commercial machinery		3500													X	X
jewelry & silverware (no plating)		3910													X	X
leather & leather products, excluding tanning		3100														X
lighting & wiring equipment		3640													X	X
lumber & wood products		2490													X	X
machine shops		3500													X	X
machinery products		3400													X	X
manufactured housing & wood buildings		2450													X	X
measurement, analysis & control instruments		3800													X	X
meat/poultry, packing & processing (no rendering)		2010														X
medical, dental & surgical equipment		3840													X	X
metal coating & engraving		3470														X
metal fasteners (screws, bolts, etc)		3450													X	X
metal processing		3350													X	X
metal plating		3471														X
millwork, plywood & veneer		2430													X	X
mining & quarrying	20	1000														X

Manufacturing and Industrial Uses (continued)

Use Types	Note	SIC	R-A	R-20	R-12	R-10	R-8 SF	R-8 MF	R-D	M-H-M-U	O & I	B-1	B-2	B-3	L-1	H-1
mixing plants, concrete & asphalt		0000														X
motor vehicle assembly		3710														X
motor vehicle parts & accessories		3714													X	X
motorcycle assembly		3751										S			X	X
musical instruments		3930													X	X
paint, varnish & finishes		2851														X
paper & allied products, except manufacture of the raw product		2600														X
paper products (no coating or laminating)		2670													X	X
paper products (coating or laminating)		2670														X
paperboard containers & boxes		2650													X	X
pens & art supplies		3950													X	X
petroleum & related products	21	2900														X
pharmaceutical preparations		2834													X	X
photographic equipment		3861													X	X
pottery & related products		3260													X	X
plastics		2820														X
poultry operations, including hatcheries		0254														X
preserved fruits & vegetables (no can manufacturing)		2030													X	X
primary metal products & foundries		3300														X
printing & publishing		2700										X			X	X
railroad terminal or yard		4010													X	X
refuse & raw material hauling		4212														X

Manufacturing and Industrial Uses (continued)

Use Types	N o t e	S I C	R- A	R- 20	R- 12	R- 10	R- 8 SF	R- 8 MF	R D	M H M U	O & I	B- 1	B- 2	B- 3	L- 1	H- 1
rubber products		3000														X
salvage yards, scrap processing	14	5093														X
sawmill or planning mills		2420														X
signs		3993													X	X
soaps & cosmetics		2840													X	X
sporting goods & toys		3940													X	X
stone & clay products		3200														X
sugar & confectionary products		2060													X	X
surface active agents		2843														X
textile products (no dyeing & finishing)		2200													X	X
textile products (with dyeing & finishing)		2260														X
tires & inner tubes		2296														X
tobacco products		2100														X
tool products		3420													X	X
transportation & heavy equipment parts		3490													X	X
welding operations		7692													X	X
wood containers		2440													X	X
Winery	30											S	S	X	X	X

Section 6.8**Other Uses**

Use Types	N o t e	S I C	R- A	R- 20	R- 12	R- 10	R- 8 SF	R- 8 MF	R D	M H M U	O & I	B- 1	B- 2	B- 3	L- 1	H- 1
adult oriented businesses (@, see Adult Oriented Business Overlay District, Section 5.16)		0000												@		
agricultural production (crops)		0100	X	X	X	X	X	X	X					X	X	X
agricultural production (livestock)		0200	X	X											X	X
coexisting											S	S	S	S		
forestry		0810	X	X	X	X	X	X						X	X	X
horticultural specialties		0180	X	X										X	X	X
private greenhouses		0000	X	X	X	X	X	X	X	X	X	X	X	X	X	

MEMORANDUM

TO: City Manager, Mayor, and City Council of the City of Mount Holly

FROM: Kemp A. Michael, City Attorney

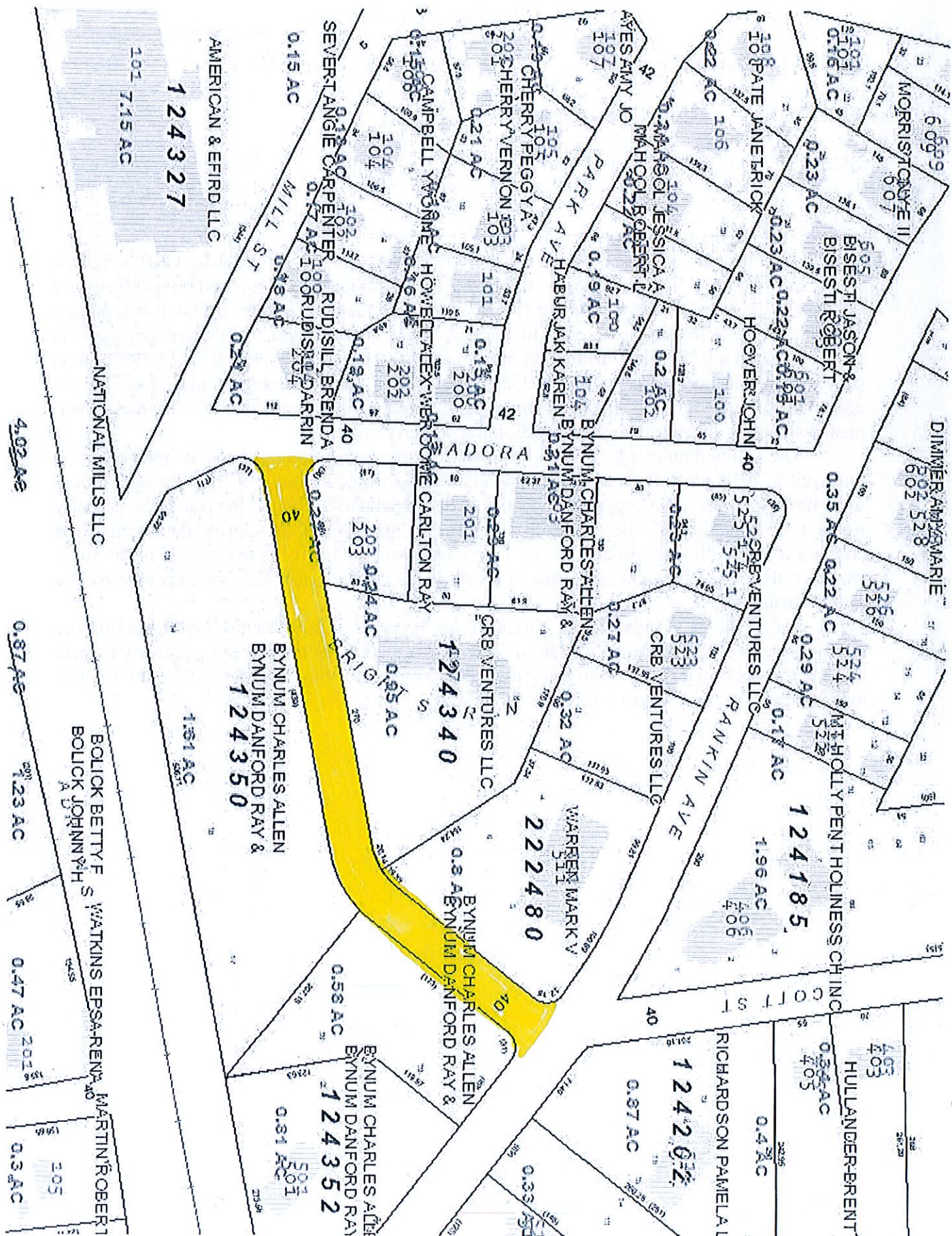
SUBJECT: Scott Street Closing Order

DATE: April 8, 2019

Attached is a proposed Street Closing Order pursuant to a petition by CRB Ventures, LLC, Dan Bynum, Charles Bynum and Mark V. Warren (herein referred to as "Property Owners"). In early February, Property Owners petitioned the City to close the unopened portion of Scott Street from Rankin Avenue to Madora Street. In response to this petition, the City Council passed a Resolution of Intent to close these streets on March 11, 2019. The Resolution provided that in accordance with N.C.G.S. 160A-299, a public hearing would be set for the council meeting on April 8, 2019, and the required notices would be advertised in the newspaper, posted along the streets, and mailed to adjoining property owners.

The required notices have been given and the next step is to hold a public hearing during the April 8, 2019, council meeting. This public hearing would allow any person the opportunity to be heard that feels the street closing would be detrimental to the public interest or the property rights of any individual. After the public hearing, if Council feels that closing the streets is not contrary to the public interest and that no individual owning property in the vicinity of the street would be deprived of reasonable means of access to his property, then Council may approve the Street Closing Order.

The portions of streets to be closed in the Street Closing Order are highlighted on the attached tax map. Once a street is closed, the statute provides that the adjoining property owners become owners of the street to the centerline. The City is reserving an easement for any utilities that are located within the portion of this Street.



STREET CLOSING ORDER

A Resolution Ordering the Closing of that portion of a certain public road known as Scott Street, located in Mount Holly, North Carolina, as hereinafter described.

WHEREAS, on the 11th day of March, 2019, the City Council of Mount Holly directed the City Clerk to publish the Resolution of Intent of the City Council to consider closing a certain street in the City of Mount Holly in the Gaston Gazette once each week for four successive weeks, such resolution advising the public that a meeting would be conducted in the Mount Holly Municipal Complex on April 8, 2019; and

WHEREAS, the City Council on the 11th day of March, 2019, ordered the City Clerk to notify all persons owning property adjoining said streets as shown on the county tax records by registered or certified mail of the proposed street closing by enclosing with such notification a copy of the Resolution of Intent; and

WHEREAS, the City Clerk has advised the City Council that she caused the appropriate advertisement to run in the Gaston Gazette and has sent a letter to each of said adjoining property owners advising them of the day, time, and place of the meeting, enclosing a copy of the Resolution of Intent, and advising said adjoining property owners that the question as to closing the portion of the public street as shown would be acted upon, said letters having been sent by registered or certified mail; and

WHEREAS, the City Clerk has advised the City Council that adequate notices were posted on the applicable streets as required by G.S. 160A-299; and

WHEREAS, after full and complete consideration of the matter and after having granted full and complete opportunity for all interested persons to appear and register any objections that they might have with respect to the closing of said streets in the public hearing held on April 8, 2019, it now appears to the satisfaction of the City Council that the closing of the portion of said streets is not contrary to the public interest and that no individual owning property, either abutting the streets or in the vicinity of said streets or in the subdivision in which said streets are located, will as a result of said closing be thereby deprived of a reasonable means of ingress and egress to his property;

NOW, THEREFORE, subject to the reservation of a 15 feet easement to the City of Mount Holly for any existing utilities as may exist (the center of said 15 feet being the center of any utility installation), that portions of that certain street described below is hereby ordered closed, and all right, title, and interest that may be vested in the public to said area for street purposes are hereby released and quitclaimed to the adjoining property owners in accordance with the provisions of G.S. 160A-299. Said portion of the public street hereby closed is described as follows:

BEING a 40' unopened public right of way know as Scott Street, and running from Rankin Avenue to Madora Street, in the City of Mount Holly, Riverbend

Township, Gaston County, North Carolina and being further described on the attached survey marked Exhibit A.

The City Clerk is hereby ordered and directed to file with the Office of the Register of Deeds of Gaston County a certified copy of this resolution and order.

Upon motion duly made by Councilperson _____ and duly seconded by Councilperson _____, the above resolution as duly adopted by the City Council at a meeting held on the 8th day of April, 2019, in the Mount Holly Municipal Complex.

Upon call for a vote the following Councilpersons present voted in the affirmative:

This the 8th day of April, 2019.

Mayor

Attest:

City Clerk

NORTH CAROLINA
GASTON COUNTY

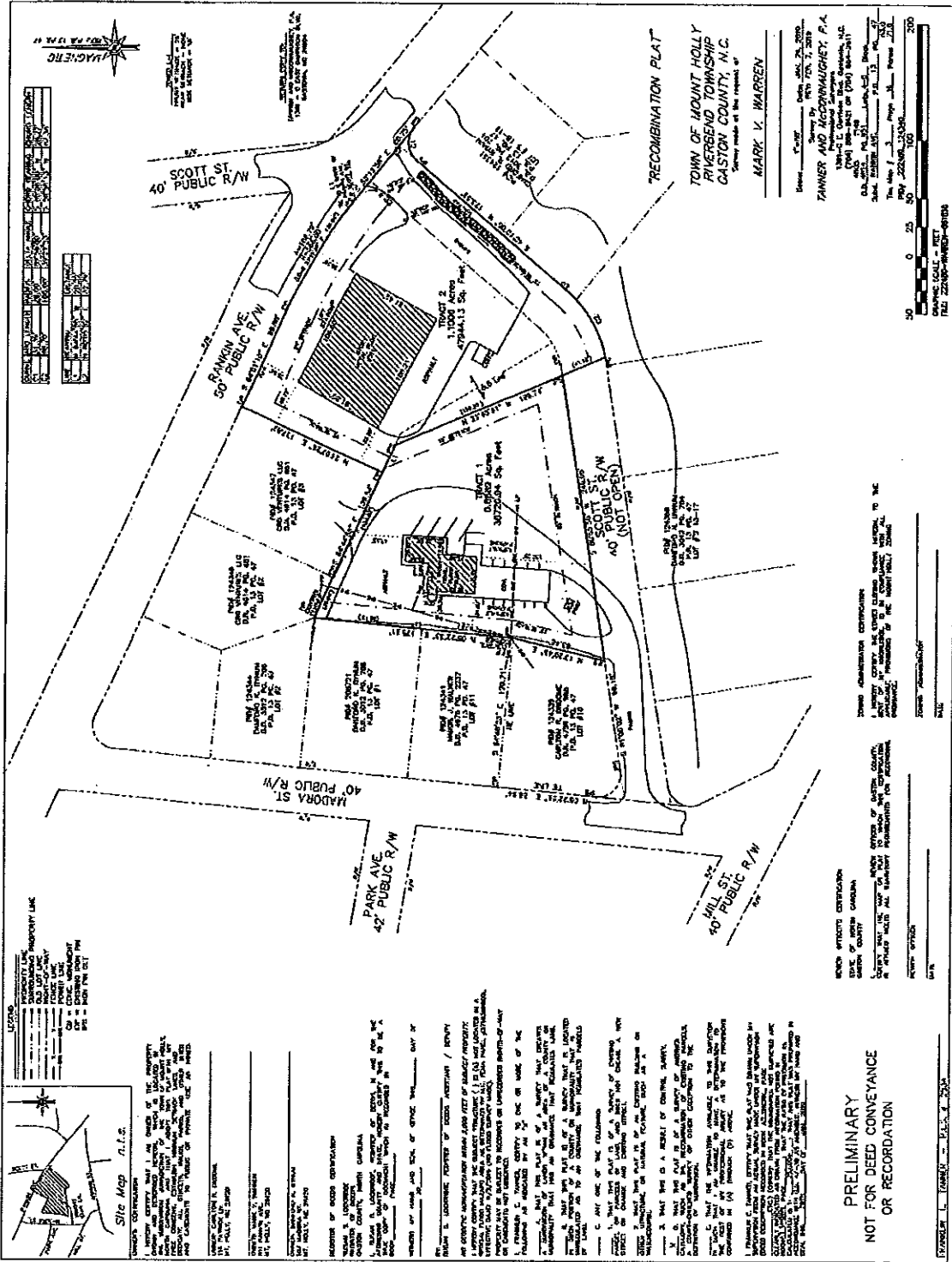
I, _____, a Notary Public in and for said County and State, do hereby certify that Amy Miller personally came before me this day and acknowledged that he/she is City Clerk of the CITY OF MOUNT HOLLY, a North Carolina municipal corporation, and that by authority duly given and as the act of the City Council of the City of Mount Holly, NC, the foregoing instrument was signed in its name by Bryan M. Hough as its Mayor, sealed with its corporate seal, and attested by Amy Miller as its City Clerk.

Witness my hand and notarial seal, this _____ day of _____, 2019.

Notary Public

My commission expires: _____

(seal)



This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.

OLD BUSINESS

NEW BUSINESS

MEMORANDUM

TO: Mayor and City Council

FROM: Marie M. Anders, Assistant City Attorney

RE: Re-Codification of Mount Holly Code Book

DATE: April 5, 2019

The Mount Holly Code Book was last updated as of June 10, 2013. Since that time, a number of ordinances were passed, including several chapters that were systematically updated at the request of the City Manager, Danny Jackson, and with the assistance and coordination of multiple departments. I have updated the Code Book to reflect all revisions and new additions to the City Code since the last update in 2013. The full text of these changes in a version that tracks all changes is available at the City Attorney's office if you would like to see it. All text amendments to the Code Book were made in accordance with the ordinances that were duly passed by Council.

A summary of every ordinance passed since the last update in 2013 that affected the Code Book will be passed out Monday night. In addition, the updated Code Book in electronic form will be emailed to you on Monday. This electronic form is suitable to be stored on your ipads as well as to be placed on the City's website and will be full-text searchable. This codification will increase access of citizens to the City's laws by providing them in a comprehensive format including updates from 2013 through March 25, 2019.

I will be requesting that Council pass an ordinance adopting the updated Code Book as amended through March 25, 2019.

OTHER BUSINESS

REPORTS

Mount Holly Parks & Recreation

Monthly Report

Sole Patrol- The Sole Patrol met 21 days during the month of March. Their total attendance was 552 with 38 different members attending. They met for exercise, fellowship, and fun.

Fitness Center- The Fitness Center was open 26 days during the month of March. The total attendance was 156 with 24 different members attending. Of the 24, 16 were seniors, 6 were paying residents, and 2 were city employees.

Athletics- Spring sports started practicing in March. Spring sports include baseball, soccer, girls' volleyball and girls' softball. Games began on April 1.

Free-play basketball at the Old Gym and Tuckaseege Community Center has been averaging 36 people per session.

Pickleball at the Tuckaseege Community Center on Wednesdays has been averaging 14 people per session.

Rentals & Special Events- The Tuckaseege Community Center was rented out three times during the month of March. The estimated attendance was 240 people. The picnic shelters at Tuckaseege and River Street Parks were rented out 8 times throughout March, the estimated attendance was 200 people.

News & Notes- April kicks off our special events calendar for this year. The April Special events are:

Friday April 5 6pm- Summer Concert Series

Friday April 12 6pm- Food Truck Friday

Wednesday April 17 10am- Toddler Easter Egg Hunt

Saturday April 27 8am- Springfest 5K Run

Monday April 29 12pm -Springfest Golf Tournament

Tuesday April 30 530pm- Springfest Senior Dinner

Parks & Recreation Commission will meet Tuesday April 23 at 630pm.

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(03/01/2019 - 03/31/2019)

Offense:	Arrest/No Supp.:	Arrest/Oth. Agency:	Death of Offender:	Vic. Ref. to Cooper.:	Prosecut. Declined:	Extradit. Declined:	Located Missing:	Unfound.:	Reported:	Actual:	Further Invest.:
0300 - Robbery	0	0	0	0	0	0	0	0	1	1	1
0410 - Aggravated Assault	1	0	0	0	1	0	0	0	3	3	1
0510 - Burglary - Forcible Entry	0	0	0	0	0	0	0	0	3	3	1
0520 - Burglary - Non-Forced Entry	1	0	0	0	0	0	0	0	1	1	0
0630 - Larceny - Shoplifting	0	0	0	0	0	0	0	0	1	1	0
0640 - Larceny - From Motor Vehicle	0	0	0	0	0	0	0	0	7	7	6
0650 - Larceny - Auto Parts & Accessories	0	0	0	0	0	0	0	0	1	1	1
0690 - Larceny - All Other Larceny	1	0	0	0	1	0	0	0	7	7	2
0710 - Motor Vehicle Theft - Automobile	0	0	0	0	0	0	0	0	2	2	2
0810 - Simple Physical Assault	0	0	0	0	1	0	0	0	2	2	1
0820 - Simple Non-Physical Assault	1	0	0	0	0	0	0	0	1	1	0
0900 - Arson	0	0	1	0	0	0	0	0	2	2	1
1015 - Forgery - Using/Uttering	0	0	0	0	0	0	0	0	1	1	0
1022 - Counterfeiting - Manufacturing	0	0	0	0	0	0	0	0	1	1	1
1026 - Counterfeiting - Using	0	0	0	0	0	0	0	0	1	1	1
1120 - Fraud - Obtaining Money/Property by False Pretense	0	0	0	0	1	0	0	0	4	4	3
1140 - Fraud - Unauthorized Use of Conveyance	0	0	0	0	0	0	0	0	1	1	1
1170 - Fraud - Impersonation	0	0	0	0	0	0	0	0	2	2	0
1190 - Fraud - All Other Fraud	0	0	0	0	0	0	0	0	2	2	1
1330 - Possessing/Concealing Stolen Property	1	0	0	0	0	0	0	0	2	2	1
1400 - Criminal Damage to Property (Vandalism)	0	0	0	0	0	0	0	0	17	17	10
1530 - Possessing/Concealing Weapons	2	0	0	0	0	0	0	0	2	2	0
1590 - Other Weapons Violations	1	0	0	0	0	0	0	0	1	1	0

Incident Disposition Totals by Offense

MOUNT HOLLY POLICE

(03/01/2019 - 03/31/2019)

Offense:	Arrest/No Supp.:	Arrest/Oth. Agency:	Death of Offender:	Vic. Ref. to Cooper.:	Prosecut. Declined:	Extradit. Declined:	Located Missing:	Unfound.:	Reported:	Actual:	Further Invest.:
1730 - Indecent Exposure	0	0	0	0	0	0	0	0	1	1	1
1810 - Drug Violations	5	0	0	0	0	0	0	0	5	5	0
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	1	0	0	0	0	0	0	0	1	1	0
1890 - Drug Violations - All Other Drug Violations	1	0	0	0	0	0	0	0	1	1	0
2030 - Child Neglect (Non-Assaultive)	0	0	0	0	0	0	0	0	1	1	1
2040 - Child Abuse (Non-Assaultive)	0	0	0	0	0	0	0	1	1	0	0
2100 - DWI - Alcohol and/or Drugs	2	0	0	0	0	0	0	0	2	2	0
2410 - Disorderly Conduct	0	0	1	0	0	0	0	0	1	1	0
2650 - Escape From Custody or Resist Arrest	4	0	0	0	0	0	0	0	4	4	0
2670 - Trespassing	1	0	0	0	0	0	0	0	2	2	1
2690 - All Other Offenses	0	0	0	0	0	0	0	0	1	1	0
4010 - All Traffic (except DWI)	5	0	0	0	0	0	0	0	8	8	3
4020 - Suicide	0	0	0	0	0	0	0	0	1	1	0
4040 - Non-Criminal Detainment (Involuntary Commitment)	2	0	0	0	0	0	0	1	5	4	0
8010 - Missing Persons	0	0	0	0	0	0	0	1	1	0	0
8011 - Runaway	0	0	0	0	0	0	0	0	1	1	0
9910 - Calls for Service	0	0	0	0	1	0	0	1	9	8	2
Totals:	29	0	2	0	5	0	0	4	110	106	42

Arrest Status/Disposition Totals by Offense

MOUNT HOLLY POLICE

(03/01/2019 - 03/31/2019)

Offense:	Further Invest.:	Inactive:	Closed/ Cleared:	Arrest/No Supp.:	Arrest/No Invest.:	Felony:	Misc.:	Juvenile:	Adult:	Offense:
0410 - Aggravated Assault	0	0	1	1	0	1	0	0	1	1
0520 - Burglary - Non-Forced Entry	0	0	2	2	0	2	0	0	2	2
0690 - Larceny - All Other Larceny	0	0	3	3	0	2	1	0	3	3
0710 - Motor Vehicle Theft - Automobile	0	0	1	1	0	1	0	0	1	1
0820 - Simple Non-Physical Assault	0	0	1	1	0	0	1	0	1	1
1014 - Forgery - Transporting	0	0	1	1	0	1	0	0	1	1
1120 - Fraud - Obtaining Money/Property by False Pretense	0	0	1	1	0	1	0	0	1	1
1330 - Possessing/Concealing Weapons	0	0	2	2	0	1	1	0	2	2
1810 - Drug Violations	0	0	4	4	0	3	1	0	4	4
1834 - Drug Violations - Equipment/Paraphernalia - Possessing/Concealing	0	0	1	1	0	0	1	0	1	1
2100 - DWI - Alcohol and/or Drugs	0	0	1	1	0	0	1	0	1	1
2640 - Contempt of Court, Perjury, Court Violations	0	0	3	3	0	0	3	0	3	3
2650 - Escape From Custody or Resist Arrest	0	0	4	4	0	0	4	0	4	4
2670 - Trespassing	0	0	2	1	1	0	2	0	2	2
2690 - All Other Offenses	0	0	3	3	0	1	2	0	3	3
4010 - All Traffic (except DWI)	0	0	3	3	0	0	3	0	3	3
4040 - Non-Criminal Detainment (Involuntary Commitment)	0	0	2	2	0	0	0	0	2	2
Totals:	0	0	35	34	1	13	20	0	35	35

Citation Totals by Charge

MOUNT HOLLY POLICE

(03/01/2019 - 03/31/2019)

Charge:	Number of Charges:
Speeding (Infraction)	2
No Operator License	5
Driving While License Revoked	7
Expired Registration	10
Inspection	4
Failure To Stop (Stop Sign/Flashing Red Light)	5
Running Red Light	7
No Insurance	1
Possess/Consume Alcohol - Passenger	1
Failure To Reduce Speed	1
Other (Infraction)	5
Other (2nd Charge - Misdemeanor)	5
Other (2nd Charge - Infraction)	16
Total:	69

Mt Holly PD
400 E CENTRAL AV MT HOLLY , NC 28120

CFS By Department - All Departments By Date
3/1/2019 - 3/31/2019

MOUNT HOLLY COMMUNICATIONS		
	Count	Percent
SCHOOL RES OFFICER	8	100.00%
Total Records For MOUNT HOLLY COMMUNICATIONS	8	Dept Calls/Total Calls 0.56%
MOUNT HOLLY POLICE		
	Count	Percent
ALARM B	25	1.77%
ALARM R	37	2.62%
ANIMAL COMPLAINT	9	0.64%
ARMED ROBBERY AL OCC	1	0.07%
ASSAULT AL OCC	3	0.21%
ASSAULT IN PROG	3	0.21%
ASSAULT W/ WEAPON	2	0.14%
ASSIST FD/EMS	17	1.21%
ASSIST LE AGENCY	16	1.13%
ASSIST OTHER	1	0.07%
ATTEMPTED B & E	1	0.07%
B & E RES AL OCC	5	0.35%
B & E RES IN PROG	4	0.28%
B & E TO VEHICLE ALR OCC	15	1.06%
B & E VEHICLE IN PROGRESS	1	0.07%
CHECK ROADWAY	9	0.64%
CHECK THE WELFARE	25	1.77%
CHILD ABUSE AL OCC	1	0.07%
CHILD CUSTODY	2	0.14%
CIVIL DISPUTE	16	1.13%
COMMUNICATING THREATS	7	0.50%
COURT	6	0.43%
DAMAGE TO PROPERTY	13	0.92%
DIRECT TRAFFIC	6	0.43%
DISCHARGE FIREARM	8	0.57%
DISTURBANCE NATURE UNK	5	0.35%
DOMESTIC ARGUMENT	16	1.13%
DOMESTIC ASSAULT	6	0.43%
DOMESTIC ESCORT	1	0.07%
DRUGS	3	0.21%
FIGHT MULTIPLE SUBJ	2	0.14%
FOLLOW UP INVESTIGATION	32	2.27%
FOOT PATROL	6	0.43%
FORGERY	1	0.07%
FOUND PROPERTY	9	0.64%
FRAUD	13	0.92%
FUNERAL ESCORT	3	0.21%
HANGUP 911	8	0.57%

MOUNT HOLLY POLICE

	Count	Percent
HARRASSMENT	6	0.43%
HIT & RUN PD	12	0.85%
IDENTITY THEFT	4	0.28%
INDECENT EXPOSURE	1	0.07%
INFORMATION ONLY	29	2.06%
INTOXICATED DRIVER	6	0.43%
INTOXICATED PEDESTRIAN	3	0.21%
JUVENILE	10	0.71%
JUVENILE SEX ASSAULT AL OCC	3	0.21%
K9 DEPLOYMENT	3	0.21%
LARCENY AL OCC	20	1.42%
LARCENY IN PROG	1	0.07%
LOST PROPERTY	3	0.21%
MENTAL COMMITMENT	3	0.21%
MISC CALL	1	0.07%
MISSING PERSON ADULT	1	0.07%
MISSING PERSON JUVENILE	2	0.14%
MV COLLISION PD	23	1.63%
MV COLLISION PI	7	0.50%
NOISE VIOLATION	9	0.64%
OBTAINING WARRANT	1	0.07%
OVERDOSE	2	0.14%
PARKING VIOL	12	0.85%
PERSONAL ESCORT	16	1.13%
PICK UP PROPERTY	1	0.07%
PROWLER	8	0.57%
PUBLIC NUISANCE BIKES/SKATEBOARDS/ATV/DIRT BIKES	3	0.21%
RADAR/TRAFFIC ENFORCEMENT	12	0.85%
RECOVER STOLEN PROPERTY	5	0.35%
ROAD RAGE	1	0.07%
SCHOOL PROGRAM	1	0.07%
SCHOOL RES OFFICER	47	3.33%
SCHOOL TRAFFIC	4	0.28%
SERVE WARRANT	11	0.78%
SEX OFFENSE/RAPE AL OCC	1	0.07%
SOLICITATION	2	0.14%
SPECIAL ASSIGNMENT	37	2.62%
SPECIAL CHECK	450	31.91%
STOLEN VEHICLE AL OCC	2	0.14%
STRANDED MOTORIST	19	1.35%
SUBJECT WITH A GUN/WEAPON	3	0.21%
SUICIDAL SUBJECT	1	0.07%
SUSPICIOUS PERSON	39	2.77%
SUSPICIOUS VEH OCCUP	64	4.54%
SUSPICIOUS VEH UNOCCUP	47	3.33%
TRAFFIC OTHER	4	0.28%
TRAFFIC STOP	106	7.52%
TRESPASS	16	1.13%

MOUNT HOLLY POLICE

	Count	Percent
UNAUTHORIZED USE OF CONVEYANCE	1	0.07%
VANDALISM AL OCC	5	0.35%
VERBAL ARGUMENT	4	0.28%
Total Records For MOUNT HOLLY POLICE	1410	Dept Calls/Total Calls 98.67%

No Units

	Count	Percent
ALARM B	1	9.09%
ALARM R	4	36.36%
CHECK THE WELFARE	1	9.09%
JUVENILE	1	9.09%
SPECIAL CHECK	1	9.09%
STRANDED MOTORIST	1	9.09%
SUSPICIOUS PERSON	1	9.09%
TRAFFIC STOP	1	9.09%
Total Records For No Units	11	Dept Calls/Total Calls 0.77%

Total Records**1429**