



Town of HOLLY RIDGE

PO Box 145 * Holly Ridge, NC 28445 * Phone (910) 329-7081 * Fax (910) 329-1593

HOLLY RIDGE TOWN COUNCIL REGULAR MEETING July 13th, 2021 6:00 P.M.

Mayor Jeff Wenzel called the Regular Meeting of the Holly Ridge Town Council to order at 6:00 p.m. at the Holly Ridge Town Hall. Council members present were Councilwoman Bragg, Councilman Hines, Councilman Sholar, Councilman Hedrick, and Mayor Pro-Tem Hall. Also present were Town Manager, Heather Reynolds; Planner Nathan Rhue; Attorney Kyle Fountain, and Deputy Clerk Tracy Martin.

Invocation and Pledge

Councilman Hines gave the Invocation and Mayor Wenzel led the Pledge of Allegiance.

Mayor Wenzel recognized two Scouts that are in the audience for the meeting tonight. They are Charlie Strickland and Dallas Smith.

Adoption of Agenda

Mayor Pro-Tem Hall stated she would like to have new business - item number 9-A Discussion of Possibly Creating a Procedure/Policy for Mayor and Town Council engaging the press removed from tonight's agenda.

A motion was made by *Councilman Hines* and seconded by *Councilwoman Bragg* to adopt the Agenda as amended. *All Agreed.*

Persons Wishing to Address the Council

Public Hearings

Discussion and Possible Adoption on the Possible Voluntary Contiguous Annexation Request from Buckhorn Development of Parcel Number 734-115.1 located on Highway 17 North consisting of 2.9 acres

Manager Reynolds said this will be approximately 2.9 acres and it is a contiguous annexation. It borders our corporate limits, so this will expand the corporate limits by 2.9 acres. Manager Reynolds said this is the area where the townhomes will be built right passed Smokey Tony's restaurant, and these lots will have additional town homes on them.

A motion was made by **Councilman Hedrick** and seconded by **Mayor Pro-Tem Hall** to go into Closed Session. *All Agreed.*

Mr. Vern Jones – 215 Jones Street Holly Ridge asked if this is the same individual from last month. Manger Reynolds said that is correct. Manager Reynolds said last month they called for the Public Hearing to be held at this meeting.

A motion was made by **Councilwoman Bragg** and seconded by **Councilman Sholar** to return to Regular Session. *All Agreed.*

A motion was made by **Mayor Pro-Tem Hall** and seconded by **Councilman Hedrick** to approve the Possible Voluntary Contiguous Annexation Request from Buckhorn Development of Parcel Number 734-115.1 located on Highway 17 North consisting of 2.9 acres. *All Agreed.*

Request from CK Bluff, LLC for a Text Amendment to Chapter 7 – Zoning Sections 73-310 & 7-23-25 to include RV Parks within the R-10A Zoning Districts

Manager Reynolds said the applicant is CK Bluff from Hampstead and the request is to allow RV Parks in the R10-A zoning district. Manager Reynolds said there is one more area that this pertains to and it is on Holden Road which is within our ETJ.

A motion was made by **Councilman Hines** and seconded by **Councilman Sholar** to go into Closed Session. *All Agreed.*

Steve Holland – 8315 Highway 53 East Burgaw said he is also one of the owners at Holland Shelter Creek on Highway 50 in Holly Ridge and he is glad he came to the area. Mr. Holland said for 38 years he had a camp ground, store and restaurant on Highway 53 in Burgaw. Mr. Holland said one thing he found out was it did not cost the county anything by having a campground. Mr. Holland said you make money at it, but you also make a lot of people happy. Mr. Holland said you can do the same in Holly Ridge because this is a tourist area and he thinks it will be an asset for Holly Ridge.

Scott Franco – 1925 New Inlet Road N. Topsail Beach said he is here as part of the Greater Topsail Chamber of Commerce. Mr. Franco said he supports this text amendment because he thinks it will be a benefit to this area, the region and for Holly Ridge. Mr. Franco said he thinks it is important who is behind this petition and what they stand for. Evolve has built high - quality top -notch developments such as the one behind Harris Teeter. Mr. Franco said now Evolve would like to add to their portfolio a high end RV resort, not a park and there is a difference between the two. Mr. Franco said he has been watching Holly Ridge over the last

couple of years and how it is progressing. Mr. Franco said the Camp Davis Industrial Park is a real asset to the Town of Holly Ridge and he thinks this RV resort will also be a real asset to the community.

A motion was made by *Mayor Pro-Tem Hall* and seconded by *Councilman Hedrick* to return to Regular Session. *All Agreed.*

A motion was made by *Councilman Hines* and seconded by *Councilman Sholar* to approve the Request from CK Bluff, LLC for a Text Amendment to Chapter 7 – Zoning Sections 7-3-10 & 7-23-25 to include RV Parks within the R-10A Zoning Districts.

Voting was as follows:

Councilwoman Bragg – Yes
Councilman Hines – Yes
Councilman Sholar – Yes
Mayor Pro-Tem Hall – No
Councilman Hedrick – No

Motion Carried.

Town Manager Report

Manager Reynolds said as of July 1st, 2021 we started our new fiscal year.

- Public Works started the curbs and gutters today on Highway 17.
- The Public Works and Code Enforcement vehicles are scheduled to be moved tomorrow from the dealership to where they will be decaled.
- Code Enforcement has been over to the high violations area in the town and has started a relationship with the tenants and the land owners and about 97% of the violations have voluntarily come into compliance with the ordinances.
- An individual has purchased some of the properties in Holly Hills and is renovating and those properties will be for rent eventually.
- Olivia Chaban has resigned from the Board of Adjustment so there is an opening for a town representative and an ETJ representative and on the Planning Board there is an opening for a ETJ member.
- Manager Reynolds, Mike McFann and Chuck Strickland met with Surf City last week to discuss some of the parks and recreation agreements we have. Both towns have received a lot of positive feedback, so Surf City is in the process of putting together a more formal agreement that includes money being exchanged and expectations from each town.
- Manager Reynolds and Mike McFann met with Surf City in regards to the fuel depot and a couple of places have been identified.
- Rentals on the community center have increased. Waves Dance is utilizing the community center Monday through Thursday every week through August 5th, 2021.
- The Liberty Fest has been rescheduled until Saturday, September 4th, 2021.

- ONWASA was given verbal approval from the State authorities for an additional 80,000 gallons per day and they are waiting on written confirmation for this approval
- Manager Reynolds said in order for us to place the sign on Highway 17, there are too many utilities to do so. Manager Reynolds said the site that was chosen is not going to work due to the right of way with the Department of Transportation and the easements.

Mayor Pro-Tem Hall said we are going to have to find a place at the North or South end of town to place the sign. Mayor Pro-Tem Hall suggested replacing one of the welcome signs with the new sign.

Councilman Hines asked about the sign for the community building. Manager Reynolds said the one at the community building is still being put together. When they designed the sign, it was not wind rated for the category it has to be for our area. Manager Reynolds said they are adjusting the wind rate for our area and it should not be long before we receive the sign.

Manager Reynolds asked if the Town Council would like to entertain one of the two welcome sign locations. Councilman Hines said he would like to think about it and discuss this at the next meeting to see what we can come up with.

Councilwoman Bragg asked if this is not an option is there another location you are thinking about. Manager Reynolds said the sign we are discussing was originally for the community center, and then we ordered another sign for the community center because this one was going to go on Highway 17. At a staff level we have also considered placing the sign at the corner where Town Hall is located but one of the main objectives of the Town Council was to have it on some of the more heavily traveled areas in town which would be Highway 17 or Highway 50.

Councilwoman Bragg said there are a lot of people that come into the Town Hall for different reasons and she thinks the corner of Sound Road and North Dyson needs to be considered.

Town Council consensus was for the manager to look into areas around Town Hall, the location of the welcome signs and down Highway 50 for the possible location to place the sign.

Consent Agenda

A. Approval of the Following Minutes

- June 8th, 2021 Regular Meeting
- June 15th, 2021 Budget Workshop # 1
- June 22nd, 2021 Budget Workshop # 2

B. Department Head Reports

- Finance Department
- Fire Department

- Police Department
- Planning & Zoning Inspections Report

C. Committee Reports

- Planning Board
- Board of Adjustment
- ONWASA

A motion was made by **Councilman Hines** and seconded by **Councilman Hedrick** to approve the Consent Agenda. *All Agreed.*

Old Business

New Business

Discussion of Possibly Creating a Procedure/Policy for Mayor and Town Council engaging the Press

This item was removed

Persons Wishing to Address the Council

Town Council Comments

Councilman Sholar had no comments

Councilman Hedrick had no comments

Councilwoman Bragg thanked everyone for the job they are doing and she thanked everyone for coming to the meeting tonight.

Councilman Hines thanked everyone watching the meeting live on facebook and he thanked everyone for coming to the meeting.

Mayor Pro-Tem Hall had no comments

Announcements

Mayor Wenzel gave the following announcements:

- Tuesday, July 20th, 2021 Planning Board Meeting – beginning at 6:00 p.m. in the Council Chambers
- Tuesday, July 27th, 2021 Board of Adjustment Meeting – beginning at 6:00 p.m. in the Council Chambers
- Saturday, September 4th, 2021 Liberty Fest (rescheduled from July 2nd, 2021) beginning at 11:00 a.m. in the municipal park
- Monday, September 6th, 2021 Town Hall Closed in Observance of Labor Day

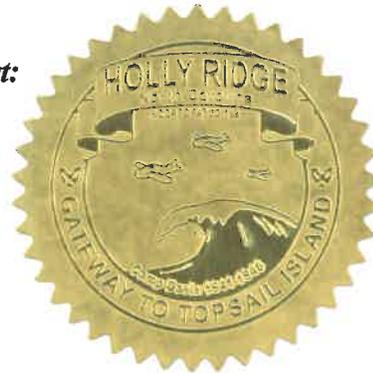
Mayor Wenzel said we had another great month as there for residential as there were 15 certificates of occupancies issued.

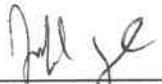
Closed Session

Adjournment

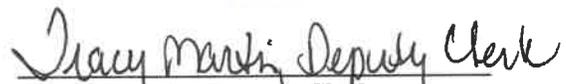
A motion was made by *Councilman Hines* and seconded by *Councilman Sholar* to adjourn at 6:30 p.m. *All Agreed.*

Attest:





Jeff Wenzel, Mayor



Tracy Martin, Deputy Clerk

These minutes were recorded and prepared by Deputy Town Clerk, Tracy Martin.