



# Town of HOLLY RIDGE

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## HOLLY RIDGE TOWN COUNCIL PLANNING BOARD/TOWN COUNCIL WORKSHOP

August 26th, 2021

5:00 P.M.

Mayor Jeff Wenzel called the Regular Meeting of the Holly Ridge Town Council to order at 5:00 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; and Deputy Clerk Tracy Martin.

Also present from the Planning Board were Chairman, John McIver, Dave Mosey, Nicholas Tripp, Toni Hardin and Marsha Gray-Kircher.

### *Moment of Silence/Pledge of Allegiance*

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

*Councilman Sholar arrived at 5:05 p.m.*

### *Adoption of Agenda*

*Manager Reynolds asked that Town Council recess, so they can continue with their rezoning request and the Town Council to meet in the lobby to discuss the Liberty Fest*

A motion was made by *Councilman Hedrick* and seconded by *Mayor Pro-Tem Hall* to adopt the Agenda as amended. *All Agreed.*

*Councilwoman Bragg arrived at 5:11 p.m.*

### *Approval of June 15, 2021 Planning Board Minutes*

A motion was made by *Toni Hardin* and seconded by *Dave Mosey* to adopt the June 15<sup>th</sup>, 2021 Planning Board Minutes. *All Agreed.*

*Joint Workshop with Town Council*

- *Discussion regarding Planned Unit Developments (PUDs) and being included within the Town's Zoning Ordinance*
- *Recommendation for Town Council's consideration for Planned Unit Developments (PUDS)*

Planner Nathan Rhue said Planned Unit Developments are referred to as floating districts. There is a minimum acreage of overall plan of development for the entire tract that is going to be rezoned. They have been increasingly used for mixed used developments.

The benefits are it allows greater flexibility for the developer, but it is also balanced with the detail local review and approval of the proposed development. It requires specific information for the land use when it comes before the Planning Board and Town Council for what it is going to be considered versus all the permitted uses with the district.

Mr. Rhue said this is a tool for the town to see if they desire to have within their ordinance for this flexibility for this development and then determine what standards the town wishes to have with it.

Councilman Hines asked if this is like Mayfaire in Wilmington. Mr. Rhue said Mayfaire is mixed use but it is similar. Mr. Rhue said you would have commercial elements with residential also. Mr. Rhue said we have mixed use here and that is where it ends. You have to have commercial on the bottom and residential is on the top.

Mr. Rhue showed an example of Salty Turtle on Highway 50 and there are other businesses around it as well. There is multi-family dwellings located in the back of the property. Mr. Rhue said Town Council could say we need 10% of the gross acreage to be dedicated to commercial. Mr. Rhue said Town Council can put conditions on a PUD.

Mr. Rhue said Summerhouse was approved as a PUD even though it is single family; the whole area is zoned as R-20 and within the R-20 the setbacks are required to be 12 feet on the side. When Summerhouse was approved as a PUD, it was approved for 5 foot setbacks on the side.

Mr. Rhue said on Folkstone Road between the two developments, you have single family dwellings and duplexes. Mr. Rhue said in our ordinance we consider that multi-family dwellings. As a PUD that would be permitted. No commercial is required.

Manager Reynolds said Summerhouse's has a club house and they a gym. Because they have two different types of uses it could be commercial and institutional or residential and commercial.

Mr. Rhue said this is where Town Council envisions with the town as far as housing, and where it will be located.

Mayor Pro-Tem Hall said the planned urban development was to make a small town within the community. In the 50's and 60's they went to the neighborhoods that were in trouble and they put a PUD in there and they tried to make a small community. It did create away to put stores, housing and they tried to create a small community but they found out that did not necessarily work, but it did create a flexible way of putting commercial, light industrial, and residential into a place where people could walk to work. Mayor Pro-Tem Hall said this is what she thought PUD was and now it means you can put different housing on it and not the development part. Mr. Rhue said to an extent but for the purpose of this workshop one of the recommendations as far as the ordinance is concerned it was to be broken down into three density districts where you have your low densities, and in that particular district that would be the only lot if Town Council wanted to just have housing with the option for commercial development.

Manager Reynolds said both boards could discuss this and make a condition of the ordinance that is written.

Councilman Hines asked what bearing will our Land Use Plan have on this. Mr. Rhue said if we want to do a true PUD overlay, you can put it on as far as the corridors are concerned and make the thoroughfares Highway 17 and Highway 50 where you are going to have a commercial frontage.

Mr. Rhue said he is getting more phone calls for development plans and it involves a lot of acreage and they are not going to be able to stick with our ordinance.

- Recommendation for more of an overlay versus complete district
- Permitted uses would be those of principle district subject to supplemental and or imposed conditions minimum of 10 acres
- Town Council to have discretion to modify requirements for density, setbacks (provided adequate separation of building provided roads, buffering, lighting, etc to follow existing ordinance)
- Procedure for approval to follow major subdivision requirement along rezoning procedures
- Lot Size
- Preliminary PUDs would require recommendation by Planning Board and approved by Town Council/Staff approving final preliminary reviews for major subdivisions are approved by Planning Board and staff approving final.
- Major changes would have to go before Planning Board and Town Council again.

Dave Mosey would like a little more time and he needs to do a little more research.

A motion was made by **Toni Hardin** and seconded by **Dave Mosey** to recommend a special meeting for Thursday, September 2, 2021 at 6:00 p.m. **All Agreed.**

*Mayor Wenzel called for a recess at 5:55 p.m.  
Mayor Wenzel called the meeting back to order at 5:59 p.m.*

*Town Council Discussion only in regards to the Liberty Fest*

Manager Reynolds said Onslow County has cancelled all of their events. Onslow County is a hot spot in North Carolina. Manager Reynolds said this event draws between 7,000 to 8,000 people and do we really want to have a super spreader event.

Councilman Hines said he does not want Town Council to cancel this event. Councilman Hines said our liberties are being taken away and this event will not be one of them.

Councilman Hines recommends having the event with heavy advertising and following CDC guidelines.

Councilman Sholar is in favor of having the event.

Mayor Pro-Tem Hall is in favor of the event.

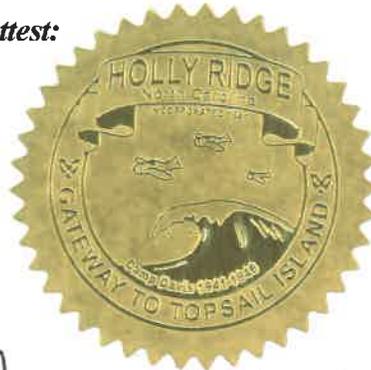
Councilwoman Bragg is in favor of the event.

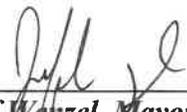
Councilman Hedrick said under no circumstances should we have this event.

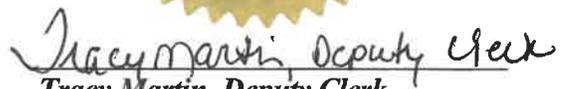
*Adjournment*

A motion was made by *Mayor Pro-Tem Hall* and seconded by *Councilman Sholar* to adjourn at 6:05 p.m. *All Agreed.*

*Attest:*



  
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*Jeff Wenzel, Mayor*

  
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*Tracy Martin, Deputy Clerk*

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