

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 September 14th, 2021 6:00 P.M.

Mayor Jeff Wenzel called the Regular Meeting of the Holly Ridge Town Council to order at 6:01 p.m. at the Holly Ridge Town Hall. Council members present were Councilwoman Bragg, Councilman Sholar, Councilman Hedrick, and Mayor Pro-Tem Hall. Also present were Town Manager, Heather Reynolds; Community Develop Director Nathan Rhue; Attorney Kyle Fountain; and Deputy Clerk Tracy Martin. Councilman Hines was absent.

Invocation and Pledge

Pastor Danny McLamb of Salem Baptist Church gave the Invocation and Mayor Wenzel led the Pledge of Allegiance.

Adoption of Agenda

Manager Heather Reynolds stated she would like to have Closed Session at the end of our meeting. NCGS 143-318.11 (a) (4) to discuss matters related to the location or expansion of industries or other business in the area served by the Public Body.

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

Persons Wishing to Address the Council

Tyann Wilbanks -- 416 S. Green Street said she is back before the Town Council because there has been no resolution in regards to delivery trucks on her street. Ms. Wilbank's son owns Island Breeze heating and air and they are unable to receive parts due to the Town's ordinance. Delivery trucks can only be 13 ton's or less in order to deliver on Ms. Wilbank's street.

Mr. Rhue stated the issue at the time was Ms. Wilbank's had tractor trailers coming down S. Green delivering parts and those trucks weighed more than 13 tons. Mr. Rhue said she could

have trucks such as Fed-Ex; UPS and any other truck make deliveries to her home as long as it did not exceed 13 tons. Ms. Wilbanks thanked everyone on the Town Council and Mr. Rhue for all of his help with this matter.

Presentation by Mayor Pro-Tem Hall of a Proclamation for 9/11 Day of Remembrance – 20th Anniversary.

Mayor Pro-Tem Hall read aloud the Proclamation for 9/11 Day of Remembrance 20th Anniversary.

Public Hearings

Discussion and Possible Adoption to amend the Town's Zoning ordinance to include regulations and requirements for Planned Unit Developments (PUD's) within the Town's jurisdictional limits

A Motion was made by **Mayor Pro-Tem Hall** and seconded by **Councilman Hedrick** to go into Public Hearing. **All Agreed.**

Manager Reynolds said the Town Council and Planning Board met on August 26th, 2021 to discuss this ordinance change. Manager Reynolds said adding the PUD overlay district to our zoning ordinances would give our Town and Nate another tool in the tool box, especially larger projects. Any projects along Highway 50 and Highway 17 would have a commercial aspect. The Planning Board met a week later following our joint meeting and there were no changes.

Manager Reynolds said this Public Hearing was advertised as required by State Statute and tonight the Town Council needs to vote.

Vern Jones – 215 Jones Street read the definition of affordable housing. Mayor Wenzel said PUD is not specifically used for affordable housing.

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

A motion was made by **Councilman Hedrick** and seconded by **Councilwoman Bragg** to amend the Town's zoning ordinance to include regulations and requirements for Planned Unit Developments within the Town's jurisdictional limits. **All Agreed.**

Discussion and Possible Adoption of an ordinance to rezone 2.63 acres of Property located at 501 US Highway 17 and identified as Parcel # 033805 Map # 734-47.5 from R-20 to Commercial

A motion was made by **Mayor Pro-Tem Hall** and seconded by **Councilman Sholar** to go into Public Hearing. **All Agreed.**

Manager Reynolds said this is for a parcel near Camp Davis Industrial Park and it sits along Highway 17. Currently it is zoned R-20 and the Town has made the request to change the zoning to commercial. The application is filed with the Town requesting it and Camp Davis Industrial Park as the owner's because they are the owner's and the rezoning would be contingent on the closing of the property if the Town purchases it.

Nate Rhue said this is commercial use that you should consider rezoning. This property has been designated as commercial. This property is consisted with the Land Use Plan and the Planning Board provided their recommendation for approval as well.

Sandy Hardee – 489 US Highway 17 South - asked how soon is this suppose to take place. Mayor Wenzel said the Town Council would vote on it tonight and it would be contingent on the sale of the property for Camp Davis Industrial Park Phase II. Mayor Wenzel said it could take at least a couple of months.

Ms. Hardee asked about the house that would have to be moved. Manager Reynolds said we cannot answer that right now because we are not sure the house will have to be moved. Manager Reynolds said there will be a meeting with Jacksonville JUMBO and the Department of Transportation to discuss future needs for Holly Ridge and another topic of discussion will be whether or not we will be required to install the second entrance for safety purposes.

Scott Longo – 348 Tar Landing Road – asked with Ms. Hardee's driveway, how is this going to correspond with the entrance. Mr. Longo said as a homeowner, he would be concerned. Manager Reynolds said this is one of the topics that will be discussed with the Department of Transportation.

A motion was made by *Councilman Hedrick* and seconded by *Councilwoman Bragg* to return to regular session. *All Agreed.*

A motion was made by *Mayor Pro-Tem Hall* and seconded by *Councilman Sholar* to approve the rezone of 2.63 acres of property located at 501 US Highway 17 and identified as Parcel # 033805 Map # 734-47.5 from R-20 to Commercial. *All Agreed.*

Town Manager Report

- Liberty Fest went well – feedback was to move this event to September annually
- All of the equipment has arrived
- All departments are fully staffed and there will be introductions at next month's meeting
- The new vehicles have been delayed due to unfitting parts
- Second sign was received, however it was damaged -therefore we refused delivery and the Company will check the damages and re-ship.
- Received the final Master Park Plan and Manager Reynolds will be reviewing and following up with Town Council

- Due to the Finance Officer being sick, Town Council payroll will be delayed until at least Thursday, September 16th, 2021

Consent Agenda

- A. Approval of the Following Minutes
- August 10th, 2021 Closed Session Meeting
 - August 10th, 2021 Regular Meeting

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 Hedrick* and seconded by *Councilman Sholar* to approve the Consent Agenda. *All Agreed.*

Old Business

New Business

Possible approval of a Resolution declaring the Sale of Surplus property.

Manager Reynolds said over the last couple of years, the Town has accumulated some items that we can declare surplus. A few years ago, the actual surplus of property ordinance was removed from the Code of Ordinances so now anytime there is surplus property regardless of the value it has to come to the Town Council for approval.

Manager Reynolds said Mike McFann went through and made a list of all of the items. We just need the Town Council to declare the items surplus and Manager Reynolds is asking the Town Council to please set a minimum of \$10,000.00 for the backhoe. The backhoe is operational and Mr. McFann thinks anyone would pay the \$10,000.00 for this piece of equipment because it is operational.

A motion was made by *Councilman Sholar* and seconded by *Mayor Pro-Tem Hall* to adopt the Resolution declaring the Sale of Surplus Property and to authorize the Town Manager to sell the various items with there being a \$10,000 minimum for the 2003 backhoe. *All Agreed.*

Call for a Public Hearing on the Voluntary Contiguous Annexation Request from Evolve Companies, LLC. of Parcel numbers 009158 & 060395 located on Highway 17

Manager Reynolds said the parcel is right past the Camp Davis Industrial Park on the right hand side and it is a 48 acre tract and they have petition for annexation and this would be a contiguous annexation.

A motion was made by **Councilman Sholar** and seconded by **Councilwoman Bragg** to call for a Public Hearing on October 12th, 2021 to consider the request from Evolve Company LLC for a Contiguous annexation of Parcel Numbers 009158 & 060395 located on Highway 17. **All Agreed.**

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 and for the continued prayers

Mayor Pro-Tem Hall said it is really cool watching Circle K being built and it looks like it is going to be an interesting corner. She said the corner looks so much better than it has.

Mayor Wenzel asked if the salon would be torn down or moved. Mr. Rhue stated the original plan was to move the salon to where Ms. Kay's home was but they found out the home is on a slab. They are now in the process of renovating Ms. Kay's home for the salon.

Announcements

Mayor Wenzel gave the following announcements:

- Thursday, September 16th, 2021 Four Town Meeting – hosted by Holly Ridge – cancelled due to the increase in COVID- 19 numbers
- Thursday, September 16th, 2021 ONWASA Board Meeting – beginning at 6:00 p.m. in the Jacksonville City Hall
- Tuesday, September 21st, 2021 Planning Board Meeting – beginning at 6:00 p.m. in the Council Chambers
- Tuesday, September 28th, 2021 Board of Adjustment Meeting – beginning at 6:00 p.m. in the Council Chambers

Mayor Wenzel said he and Mayor Pro-Tem Hall attended the ribbon cutting for Oceanaire Realty and the owner of Oceanaire Realty has roots to Holly Ridge. His grandfather was the Mayor of Holly Ridge in the 80's. Mayor Wenzel said the post office at that time was in the exact building the realty company is in and his grandfather was the postmaster at that time.

Mayor Wenzel said we will be having a highway plaque honoring the WASP on September 23rd, 2021 which is the Women Airmen that flew out of Camp Davis for Operation Bumble Bee. This event will be held at the Post Office which is also where the plaque will be. There is one 100 year old Wasp that we are hoping will be able to attend this event. Mayor Wenzel said the Topsail Island Historical Society is spearheading this event.

Mayor Wenzel said the census has come back and Holly Ridge has grown 229% over the last 10 years. Mayor Wenzel said Holly Ridge has a population over 4000 residents in the corporate limits.

Mayor Wenzel called for a break at 6:40 p.m.

Mayor Wenzel called the meeting back to order at 6:50 p.m.

Closed Session

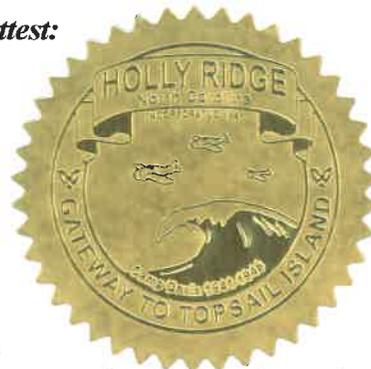
A Motion was made by *Mayor Pro-Tem Hall* and seconded by *Councilman Sholar* to go into Closed Session to discuss matters related to the location or expansion of industries or other businesses in the area served by the Public Body per NCGS 143-318.11 (a) (4). *All Agreed.*

Mayor Wenzel stated no Action was taken.

Adjournment

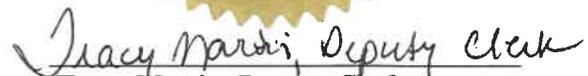
A motion was made by *Mayor Pro-Tem Hall* and seconded by *Councilwoman Bragg* to adjourn at 7:05 p.m. *All Agreed.*

Attest:





Jeff Wenzel, Mayor



Tracy Martin, Deputy Clerk

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