



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 13th, 2022 6:30 P.M.

Mayor Jeff Wenzel called the Regular Meeting of the Holly Ridge Town Council to order at 6:30 p.m. at the Holly Ridge Town Hall. Council members present were Councilman Sholar, Councilman Hines, Councilwoman Stanley, Mayor Pro-Tem Hall, and Councilwoman Bragg. Also present were Town Manager, Heather Reynolds; Deputy Clerk, Tracy Martin; Community Development Director Nate Rhue; and Attorney Kyle Fountain.

Invocation and Pledge

Dr Joe Martin – Liberty Baptist Church gave the Invocation and Mayor Wenzel led the Pledge of Allegiance.

Adoption of Agenda

Manager Reynolds asked that the Closed Session be removed from the agenda.

A motion was made by *Councilwoman Stanley* and seconded by *Councilwoman Bragg* to adopt the agenda as amended. *All Agreed.*

Persons Wishing to Address the Council

Public Hearings

Possible Approval of a Proposed Text Amendment of the Holly Ridge Zoning Ordinance to establish a Camp Davis Industrial Park Overlay District

Manager Reynolds said the ordinance and staff report pertains to both the first and second Public Hearing. Once the public hearing is held depending on if Town Council approves those changes, we may need to divide the ordinance. This is because we listed it as two separate hearings when we did the notice.

Community Development Director Nate Rhue stated the proposed amendments are related to Chapter 7 of the Zoning Ordinance and during last month's meeting, Town Council was provided text amendments related to the same. During Town Council's Regular scheduled meeting in July, several amendments associated with the Holly Ridge Code of Ordinances were considered. While most of the amendments were favorably passed at the recommendation of the Planning Board, Town Council was not compelled to amend Section 7-3-25 that would remove the noted permitted uses entirely from the Light Industrial District.

Mr. Rhue stated direction was provided to amend the ordinance that would allow for the uses currently permitted to remain in the Light Industrial District while, at the same time, limiting the areas within the Camp Davis Industrial Park to uses that could be considered as heavier industrial.

Staff and the Planning Board provide the recommendation that an overlay district be created for the area confined and described as Camp Davis Industrial Park by amending Chapter 7 Zoning, Article III Zoning Districts - Section 7-3-21 Camp Davis Industrial Park Overlay and providing the following verbiage:

“The Camp Davis Industrial Park overlay is primarily intended to accommodate a wide range of assembling, fabricating, manufacturing, and distribution activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties. As established, the Camp Davis Industrial Park Overlay will apply to parcels within the Camp Davis Industrial Park as indicated by Onslow County Register of Deeds, Onslow County GIS Maps, the Official Zoning Map of Holly Ridge, and/or as determined by the Town of Holly Ridge. The overlay shall apply to currently existing parcels within as well as any/all proposed expansion of the Camp Davis Industrial Park”.

Mr. Rhue said the uses found within Section 7-3-25 will be indicative what uses would be permitted within the Camp Davis Industrial Park Overlay. These uses are heavier uses.

Staff and the Holly Ridge Planning Board recommended approval of the requested amendments as submitted. It is consistent with the Comprehensive Land Use Plan, and it is in the public interest because it will advance the public health, safety, and/or welfare of the Town of Holly Ridge by limiting heavier industrial uses within the Camp Davis Industrial Park and, also, protect the Commercial and Neighborhood Business Districts for more commercially driven development along the Town's major corridors.

Councilman Hines asked what the difference between micro-brewery and distillery is. Mr. Rhue said he did not think there was anything from a definition standpoint, but we do permit those within the commercial district, and one would be more of the manufacturing of it and a lot of the term related to the microbrewery is that there are tap rooms associated with it.

Mayor Pro-Tem Hall asked if a tap room could be allowed and open to the public. Mr. Rhue said it would not be a good idea, but as it stands based on our definition, this could be an option for them.

A motion was made by *Councilman Sholar* and seconded by *Councilwoman Stanley* to go into Public Hearing. *All Agreed.*

Maxton Sholar – 111 Highway 17 said he has roughly 45 acres adjoining this, and it is light industrial now. Mr. Sholar asked if this would have any effect on his property. Mr. Rhue said this does not change anything as far as light industrial uses outside of the industrial park.

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

Mayor Pro-Tem Hall stated she thought the focus of the industrial park was to not allow retail sales. Mayor Pro-Tem Hall said so we now have the ABC store and if we allow a tap room or a micro-brewery then we have an Industrial Park which would allow the public there at night. Mayor Pro-Tem asked if there was a way to separate that out so there is not a bar in the middle of the Industrial Park.

Mr. Rhue stated that can be omitted because in our ordinance as well it allows for things that are closely similar. Mr. Rhue said we can remove those types of things. Distilleries can be looked at as bottling plants or we can amend it to include breweries in general without that allowance.

Councilman Hines asked if the tap room and the ABC store could come in as Special Use for the Highway 17 corridor? Mr. Rhue stated possibly but there is no distinguishing a corridor overlay. Mr. Rhue said it could be amended as far as the description abutting Highway 17.

Mayor Wenzel said he was thinking if he was a business such as Salty Turtle and had to apply for a special use permit, he is not sure that would be as attractive and Salty Turtle may look for an easier way and place to start their business venture.

Manager Reynolds asked if there is a way to leave the out parcels outside of the overlay districts? Mr. Rhue stated the difficulty is going to be where is the delineation. Mr. Rhue said some verbiage along adjoining Highway 17 would be clear and concise.

Councilman Hines said we are not trying to eliminate this, and we will have areas on Highway 17 inside the Industrial Park itself.

Mr. Rhue said if we were to take this proposed definition for the purpose and intention for this industrial park overlay and towards the end add adjoining parcel along Highway 17 it would be omitted from this overlay. Mr. Rhue said it would not change the zoning at this point.

A motion was made by **Mayor Pro-Tem Hall** and seconded by **Councilman Hines** to accept the amendments with omitting micro-breweries and omitting the property abutting Highway 17. **All Agreed.**

Possible Approval of a Request to remove Multifamily Uses from the Commercial and Neighborhood Business Zoning District

Manager Reynolds said this has come up quite a few times with our experience with PUDS, commercial, and mixed-use projects. The Town Council felt as though the spirit of the ordinance was not being followed as far as developers placing multi-family buildings directly on Highway 17. Our land use plan clearly states that Highway 17 corridor is supposed to be for commercial purposes only.

Manager Reynolds said this is a request that the Town Council made two months ago. It has gone before the Planning Board and now is coming before the Town Council for Public Hearing.

Mr. Rhue said these are permitted as a special use within our commercial neighborhood business districts and it has been the stance of Town Council in the past to try and allow more commercial development along the major corridors.

Mr. Rhue said the Planning Board did recommend approval being that it was consistent with the Comprehensive Use Plan for development

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

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

A motion was made by **Councilman Hines** and seconded by **Mayor Pro-Tem Hall** to approve a request to remove Multifamily Uses from the Commercial and Neighborhood Business Zoning District. **All Agreed.**

Manager Reynolds asked the Town Council to make a motion to adopt the ordinance amending Chapter 7 and adopt the consistency statement.

A motion was made by **Councilwoman Bragg** and seconded by **Mayor Pro-Tem Hall** to adopt the ordinance amending Chapter 7 and adopt the consistency statement. **All Agreed.**

Town Manager Report

Manager Reynolds gave the following report:

- Manager Reynolds introduced our new Parks and Recreation Coordinator Audrey Goyer. Audrey comes to the Town of Holly Ridge from Surf City, and she is already doing a fantastic job.
- Public works have been working on some projects that have been on their calendar. One is South Hines which is a culvert pipe replacement as well as Green Street.
- Asphalt repairs for Sanders and North Hines Streets are planned.
- Sink hole repair in the Neighborhoods of Holly Ridge at the intersection of Rose Bud and Red Carnation is also planned.
- Mike McFann has started soliciting bids for the construction of the remodeling of Town Hall
- Coastal Federation is holding a “We the Water” event at Morris Landing. This event is a kayak, paddling and all types of watercrafts event to advocate for clean water.
- Town staff is meeting fence companies at the ballfield to discuss replacing the ballfield fence

Councilman Hines asked what is going to happen to the old fence. Councilman Hines said several years ago one of the Town Council goals was to put a fence down to the back side of the field. Councilman Hines asked if this fence could be used for the fence.

Parks and Recreation Coordinator Audrey Madia said she will check with the fence company to see if the fence could be re-purposed. Mayor Pro-Tem Hall asked that we hold onto the fence.

- Manager Reynolds stated Summer Camp showed a profit of \$6,909.
- Liberty Fest was the best festival we have had yet. Manager Reynolds said we were able to put on the whole event for \$5800.00.
- Our K-9 Razmus received a bullet proof vest. Sergeant Procopio applied for a grant and we were granted this vest last week.
- Our audit will begin in about two weeks and will be submitted to the LGC.

Councilman Hines asked if we were receiving any money back for our expenses from the ballfield. Manager Reynolds said it is the same split as we had before. Councilman Hines said we did not receive anything from last year. Councilman Hines said we need to receive money for the lights on the field. Councilman Hines said we would be better off to rent the ballfield to Surf City and let them pay the rent on it like we would anyone else. Manager Reynolds asked the Parks and Recreation coordinator Audrey to investigate this.

Consent Agenda

- A. Approval of the Following Minutes
- August 9th, 2022, Regular Meeting

B. Department Head Reports

- Finance Department
- Fire Department
- Police Department
- Planning & Zoning Inspections Report
- Parks and Recreation

C. Committee Reports

- Planning Board
- Board of Adjustment
- ONWASA
- Re-Branding Committee

D. Approval of Tax Refund Report

Councilman Hines asked what is going on as far as the sewer allocation. Mayor Wenzel said he sent an email to all the Town Council before the meeting which gives an update on the design and where we are with the engineering to use the Summerhouse wastewater treatment plant with full capacity. Councilman Hines asked if we were going to continue to use those ponds for infiltration. Mayor Wenzel stated they are going to continue to use those. Councilman Hines asked if the citizens were going to have to deal with the ditch lines and all. Mayor Wenzel said they have been treating that and he has not heard how that is coming along.

Wendy Kilgore – 217 Everett Park Trail stated she lives across the street from Lake Willow and the flies are horrible. Ms. Kilgore said they live in an elevated house, and she can't turn on the lights on her front porch. Ms. Kilgore said there are so many bugs that the lake turns black. Ms. Kilgore said there was also a problem with algae blooming and one morning there was 40 dead fish floating in the lake and they said it was because there was not enough irrigation. A sprinkler head was installed, but there is still a thick green disgusting foam along the edge. Ms. Kilgore said this has been one of the worst years since she has lived here.

Councilman Hines said if they do not open the other lake, it is going to add to their problems if they don't prepare for them now.

Mayor Wenzel said there is an engineering firm looking at that and running tests. They submitted a preliminary report and ONWASA had some questions. Mayor Wenzel said they are expecting a final report from the engineering firm by the end of the month. Councilman Hines said he thinks Lake Willow is the only one that ONWASA is actively using.

Ms. Kilgore said there are several people who are concerned about the white tablets they are using every day. Councilman Hines stated they are for the midge flies. Councilman

Hines said they can ask ONWASA for a statement because this should be public record. Councilman Hines said if he lived in Summerhouse, he would also want to know.

A motion was made by *Mayor Pro-Tem Hall* and seconded by *Councilwoman Stanley* to approve the Consent Agenda. *All Agreed.*

Old Business

Update and Discussion concerning the New Town Seal Concept Design by Scott Franko

Manager Reynolds said the Re-branding Committee has worked hard over the last several months. During the July regular meeting they submitted four drawings and Town Council had requested some changes. The drawings were brought back for the August meeting and Town Council narrowed it down to one seal but requested a few more tweaks.

Belinda Sholar -111 Highway 17 stated on the bottom of the seal it says the crossroads of history, industry, and coastal living. Ms. Sholar asked why we would need all that if we are wanting to put the date the town was incorporated.

Councilman Hines stated he thinks the idea was so the people would know exactly what was in the town.

Wendy Kilgore asked if the Town Council was not at all concerned that when you put all of the items on the seal on a sign, shirts or stationery, you are not going to be able to read it. Mayor Pro-Tem Hall said it was discussed that the seal logo would have less information on it and be slightly different than the seal.

After some discussion with Mr. Franko, some members of the committee and Town Council, it was decided that the committee would once again go back and tweak the seal and present it at the October regular meeting.

New Business

Discussion and Possible Approval to add the verbiage "In GOD We Trust" behind the Town Council seating in the Council Chambers

Manager Reynolds stated Councilman Hines requested this item to be placed on the Agenda. Councilman Hines spoke with the Town Council members to gather a consensus and from that consensus there were no issues raised. Manager Reynolds said the Town Council would need to give some type of direction as to what they would like to have.

Councilman Hines said this is something that towns and counties are doing all over the state. Councilman Hines said all of us have "In GOD We Trust" somewhere like in our wallets. Councilman Hines said it could be as simple as 8- or 12-inch vinyl letters.

Mayor Wenzel said “In GOD We Trust” is the official motto for the United States and for the State of Florida. It was adopted by the US in 1956 to replace a Latin phrase. Mayor Wenzel said his business cards has a scripture on the back of them and he is a Christian and a Believer. Mayor Wenzel said his concern is he is all for religious liberty and when you are for religious liberty you must be for all religions. Mayor Wenzel said his concern is Christianity at least in Holly Ridge is the majority now, but what if it was not. Mayor Wenzel asked would he be okay with coming to a meeting where it said, “In ALLAH We Trust”. Mayor Wenzel asked if we are being inclusive by having this phrase in the Town Council Chambers. Mayor Wenzel stated he understands it is on our currency, but it also is the official motto and if it was so important to us why was it not in our re-branding and our seal. Mayor Wenzel said he is just playing devils advocate and it is just something to think about.

Councilman Sholar stated that is what our nation was founded on, and he thinks it needs to be on the wall behind the Town Council Chambers.

Councilman Hines said people get wrapped up in the separation of the church and state and they do not understand the concept. We are not trying to force religion on anybody, we are wanting to adopt what is already the National Motto. Councilman Hines said he thinks that we do need to get back to trusting GOD and everyone has the right to their own religion, but this is what established this country.

A motion was made by **Councilman Hines** and seconded by **Councilwoman Bragg** to approve to add the verbiage In GOD We Trust behind the Town Council seating in the Town Council Chambers. **All Agreed.**

Possible Approval of Budget Amendment # 2 for Fiscal Year 2022-2023 for the Purpose of Sponsorships.

Manager Reynolds said she mentioned the revenues and the sponsorship through the Liberty Festival in which the town received. This is a budget amendment to incorporate the total which is \$21,944.00 into our budget so that will reimburse the event’s line item so that the approximately \$5800.00 will show as the only amount that has been expended for the year.

A motion was made by **Councilwoman Bragg** and seconded by **Councilwoman Stanley** to approve Budget Amendment # 2 for Fiscal Year 2022-2023 for the purpose of sponsorship. **All Agreed.**

Persons Wishing to Address the Council

Ken Bradshaw – 134 Beacon Woods Drive said the Liberty Festival was amazing and everyone who was involved did an excellent job. Mr. Bradshaw thanked Mayor Wenzel, Heather, Tracy, Chuck, and all the departments for their hard work to make this festival happen.

Belinda Sholar – 111 Wilmington Highway thanked the Town Council for accepting to put “In GOD We Trust” in the Town Council Chambers. Mrs. Sholar said if we don’t stand behind our beliefs on the way this country was built, they are going away quickly. Mrs. Sholar said she is sorry if this offends someone, but she does not push her beliefs on anyone and she does not want anyone to push theirs on her.

Town Council Comments

Councilman Hines said the festival was great and one thing he learned from 9/11 exhibit is children are not being taught about what happened that day in school. Councilman Hines said this is sad and his generation remembers what happened that day like his grandparents remember Pearl Harbor. Councilman Hines said if we do not remember history, we are tempted to repeat it. Councilman Hines said all the criticisms we received about not having anything on July 4th meant we did not have to compete with anyone else. Councilman Hines said he thinks the staff did a really good job putting this event on.

Mayor Pro-Tem Hall thanked Elite Golf Carts for allowing us to use their carts. Mayor Pro-Tem Hall said she ran into more people who were not from Holly Ridge rather than people who were.

Councilwoman Stanley thanked everyone for coming to the meeting tonight and she thanked everyone for the prayers for her husband. Councilwoman Stanley said there is also a problem with flies at the pond where Circle K is located.

Councilwoman Bragg thanked all the departments for their hard work, and she thanked everyone for coming to the meeting. Councilwoman Bragg thanked the Public Works department for fixing the hole at North Hines and Highway 50. Councilwoman Bragg congratulated the Police Department on the grant they received for K-9 Razmus.

Announcements

Mayor Wenzel gave the following announcements:

- Thursday, September 15th, 2022, ONWASA Board Meeting – beginning at 6:00 p.m. in the Jacksonville City Hall
- Tuesday, September 20th, 2022, Planning Board Meeting – beginning at 6:00 p.m. in the Council Chambers
- Tuesday, September 27th, 2022, Board of Adjustment Meeting – beginning at 6:30 p.m. in the Council Chambers

Mayor Wenzel thanked town staff for a phenomenal job on the Liberty Festival. Mayor Wenzel said the town staff presented us with the opportunity to bring in the 9/11 memorial and gave us ideas of how to pay for it. Mayor Wenzel said what would have been a \$30,000 event between the fireworks, 9/11 memorial and everything else turned out to be \$5800.00. Mayor Wenzel thanked all the sponsors which helped make this happen. Mayor Wenzel said

he thought it was neat that there was a VIP section in the community center and most of the people in there were employees of the companies that helped sponsor this event. Mayor Wenzel said as a business owner, he is always looking for a way to show his employees how much he appreciates them.

Councilman Hines asked if there was going to be a four-town meeting. Manager Reynolds said there will be one in October. Manager Reynolds said we had to reschedule due to trying to find a guest speaker. Manager Reynolds said we are looking to hold the meeting Tuesday, October 18th, 2022, in the Community Center.

Closed Session

Adjournment

A motion was made by **Mayor Pro-Tem Hall** and seconded by **Councilwoman Bragg** to adjourn at 8:05 p.m. **All Agreed.**

Attest:

Jeff Wenzel, Mayor

Tracy Martin, Deputy Clerk

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