

Town of HOLLY RIDGE

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HOLLY RIDGE TOWN COUNCIL

Continuation of the Special Meeting held on January 31st, 2017 Chapter 7 – Zoning of the Code of Ordinances Workshop February 21st, 2017

Mayor Dingler called the Special Meeting of the Holly Ridge Town Council back to order at 4:08 P.M. at the Holly Ridge Town Hall. Council members present were Mayor Pro-Tem Bragg, Councilwoman Stanley, and Councilwoman Hall. Also present were Town Manager, Joe Pierce; Town Clerk, Heather Reynolds and Code Enforcement Administrator, Larry Willaford. Councilman Hines and Councilman Lang were unable to attend.

Continuation of the Workshop to Discuss Chapter 7 – Zoning of the Code of Ordinances

Mayor Dingler stated the purpose of the meeting is to continue discussing Chapter 7, specifically the Table of Uses unless anyone had any other issues with Chapter 7. She went on to ask if anyone had concerns or questions about the Table of Uses.

Councilwoman Hall asked if someone could define the difference between light industrial and commercial business. Larry stated on Page 24 the Ordinance discusses commercial business. Councilwoman Hall said she read that but there are some businesses that fit in both categories.

There was much discussion between the Town Council, Manager Pierce and Larry about the differences between light industrial and commercial. Also discussed was how to word the different definitions for the purpose of this Ordinance. Manager Pierce read the definition from Onslow County for light industrial.

Mayor Pro-Tem Bragg said Councilwoman Hall had previously brought up the definitions for manufactured homes and mobile homes. Councilwoman Hall said the definition for

manufactured home is defined in the glossary but when you look at mobile home, that definition refers you back to the manufactured home. Councilwoman Hall said there was an issue with the definition for modular home.

The following definition for Light Industrial was added to Chapter 7 on page 110 as follows:

Light Industrial – The purpose of this district is to provide locations for light industrial and/or manufacturing, processing, and assemble uses and to protect adjacent rural/residential areas from such land uses. For the purpose of this Ordinance, light industry is defined as the manufacture of small or light articles.

Mayor Dingler asked if the Town Council wanted to go through the Table of Uses item by item and go over the uses. She asked the Town Council if there were any other concerns about Chapter 7 and if there were not, the Town Council should focus on the Table of Uses.

Councilwoman Hall stated she would like to see the definition for modular homes added to the Ordinance. Larry provided a definition of modular homes for the Town Council to consider.

The following definition for Modular Homes was added to Chapter 7 on page 113 to read as follows:

Modular Homes – Homes that are built in sections at the factory and then transported to a building site on truck beds, then joined together. Modular homes are built to conform to all state, local, or regional building codes at their destinations.

The definition of Manufactured Home was revised on page 112 to read as follows:

Manufactured Home – A dwelling unit that is composed of one (1) or more components, each of which was substantially assembled in a manufacturing plant after 1973 and designed to be transported to the home site on its own chassis.

The Town Council asked if the staff could stay until 5:30 to go over the Table of Uses. Manager Pierce stated this needed to be completed so Chapter 7 and the Table of Uses can be submitted for codification. Mayor Dingler stated the adoption could be on the March agenda.

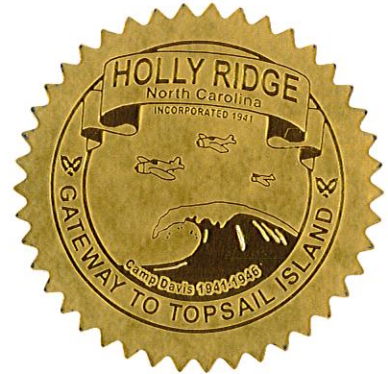
Mayor Dingler asked everyone to follow along line by line review each category. After reviewing a few types of businesses, the Town Council realized no changes were necessary at this time to the Table of Uses.

It was determined by the Town Council and staff a Public Hearing was already held in December 2016 concerning Chapter 7. Rather than adopting Chapter 7 that evening, the Town Council agreed to place Chapter 7 and Chapter 14 on the Agenda for the March meeting for adoption when everyone from the Town Council can attend.

Adjournment

A motion was made by *Councilwoman Stanley* and seconded by *Councilwoman Hall* to adjourn at 5:37 p.m. *All Agreed.*

Attest:



Anita Dingler

Anita Dingler, Mayor

Heather Reynolds

Heather Reynolds, CMC, Town Clerk

These minutes were recorded and prepared by Town Clerk, Heather Reynolds