

**TOWN OF HOLLY RIDGE
PLANNING BOARD MEETING MINUTES
September 15th, 2020
6:00 P.M.**

Call to Order

The meeting was called to order at 6:00 p.m. Members present were John McIver, Toni Hardin, Olivia Chaban, Wanda Wills and our Alternate Member Nicholas Tripp. Also present were Nathan Rhue, Planner; Tracy Martin, Deputy Clerk.

Invocation and Pledge of Allegiance

Board paused for a moment of silence. John McIver led the Pledge of Allegiance

Adoption of Agenda (Additions and/or Deletions)

A motion was made by *Toni Hardin* and seconded by *Wanda Wills* to adopt the agenda as presented. *All Agreed.*

Adoption of Minutes

A motion was made by *Olivia Chaban* and seconded by *Toni Hardin* to adopt the minutes from the Planning Board Meeting held on July 21st, 2020. *All Agreed.*

New Business

**A. Zoning Map Amendment – Coleman Parks/Hobbs Heirs – Tar Landing
Request to assign a zoning designation of Rural Agriculture to property
Located at 541 Tar Landing Road.**

Nathan Rhue said there is a zoning map amendment is different than what has been done before; being that this property is not in the Town's limits. Mr. Rhue said there is a petition for an annexation that is set to go before Town Council next month for the public hearing.

The applicant is Coleman Parks and the property owners are James H. Hobbs, Jr. Heirs. Christina Asbury is in the audience as the real estate representative as well as Mr. Coleman Parks.

The property is identified as Parcel # 017772 and 056026 and the request is approximately 97 acres and the zoning is currently based on Onslow County Zoning districts Rural Agriculture. Mr. Rhue stated the requested district is also Rural Agriculture with Holly Ridge.

Mr. Rhue said the properties are mostly vacant and consists of approximately 97 acres. At some point in the past, a single-family residence was located on the property closer to the waterfront but has since been demolished. There are a couple of structures located on the property closer to the Tar

Landing/Holly Ridge Road intersection which appear to be utilized for storage. The request is to designate the properties with the zoning district of Rural Agriculture.

Mr. Rhue said the purpose of the Rural Agriculture is to maintain a rural development pattern where low and medium density single-family, modular, on frame modular and manufactured homes are intermingled with agricultural uses. This district is also designed to protect rural areas from the intrusion of non-agriculture land uses that could create a nuisance, detract from the quality of life, and/or present a danger to the natural environment. Minimum lot area within the Rural Agriculture zoning district must be at least 20,000.00 square feet with a minimum lot width of 60 feet.

Mr. Rhue stated being as these properties is outside the jurisdiction of Holly Ridge, the Holly Ridge Comprehensive Land Use Plan does not apply. However, in looking at applicable areas under the Land Use guidance, low and medium density districts are found. Onslow County currently has the property zoned as Residential Agriculture with comparable uses as the Rural Agriculture districts in Holly Ridge.

The Future Land Use Map does not apply for this area at this time being as the property is outside the Town's jurisdiction. However, looking at the areas that are under the current Land Use Plan, it appears that the districts are designated as low to medium density development. This would be consistent with the RA zoning district as its intention is to maintain similar types of development.

Mr. Rhue said appropriate uses would be single-family residential, recreational and retirement housing, open spaces such as golf courses, pools, institutional uses like religious and civic organizations and stick built modular manufactured homes.

Mr. Rhue explained the process to the Planning Boards new regular member Wanda Wills and the alternate member Nicholas Tripp. Mr. Rhue said zoning amendments are handled is it comes to the Planning Board for recommendation to the Town Council first and when there is any consideration for a zoning/re-zoning or zoning designation, Holly Ridge does not have what is considered conditional zoning. Mr. Rhue stated because Holly Ridge does not have conditional zoning, we have to consider all of the permitted uses that are allowed in the Rural Agriculture districts. The purpose of that is because it is a property owner friendly ordinance in they are not tied to one particular use.

Mr. Rhue stated the proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories

Surrounding properties found within the area are zoned R-20 and RA. Complementary categories would include public/civic uses, as well as recreation and entertainment, which are similar designations as the adjoin parcels of the site. This is also similar to the uses permitted in the surrounding areas as found with the Onslow county Permitted Uses.

There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not in the interest of an individual or small group.

There is convincing demonstration that all uses permitted under the proposed new district classification are appropriate for the area included in the proposed change.

Being as the surrounding zoning districts that are within the Holly Ridge jurisdiction are identified as low to medium density uses, the RA designation would permit several uses those possess the same density requirements. Additionally, the designation of the surrounding areas, as identified by Onslow County, would include comparable uses found within the RA districts of Holly Ridge.

There is convincing demonstration that the character of the neighborhood will not be materially or adversely affected by any use permitted in the proposed change.

Being as the surrounding areas consist of residential and agricultural uses, there appears to be no convincing demonstration that the character of the neighborhood would be adversely affected if developed in accord with the listed uses with the residential and those similar uses are found within the neighborhood.

The proposed change is in accord with the Holly Ridge Comprehensive Plan, and any other officially adopted plan.

The proposed zoning designation of RA is consistent with the Town's comprehensive plan (Town of Holly Ridge Comprehensive Land Use Plan). The future land use designation for the surrounding area is Residential with low to medium density development. The RA Zoning District consists of uses identified with low to medium-density residential developments. These areas are typically rural in nature with an existing low-density residential development pattern.

The staff recommends Approval of this requested zoning map designation **WITH THE CONDITION THAT THE REQUESTED ANNEXATION IS APPROVED BY TOWN COUNCIL.**

The RA zoning designation is appropriate for low to medium-density residential development. The same designation is comparable to the Residential Agriculture zoning designation currently assigned by Onslow County. The permitted uses related to single-family development and recreational and agricultural uses are comparable to the existing uses found within the area and similar to those uses found in Residential Agriculture district as defined by Onslow County.

While the Comprehensive Land use Plan does not extend to the property at this time, the request would be consistent with those properties currently under the Land Use Plan overview. Those uses indicate low to medium-density residential development pattern. Appropriate uses would include both single-family residences, whether stick-built, modular, or manufactured, as well as recreational and agricultural which would be compatible with the RA District.

Coleman Park said he is trying to grow Holly Ridge. He has always been appreciative of how easy it is to work with the Town of Holly Ridge.

A motion was made by *Toni Hardin* and seconded by *Olivia Chaban* to recommend approval with the condition of the annexation request is approved and also adopt staff's consistency statement. ***All Agreed.***

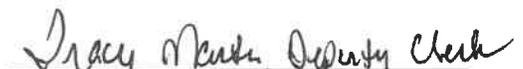
Board Questions/Comments

Adjournment

A motion was made by *Olivia Chaban* and seconded by *Toni Hardin* to adjourn at 6:30 p.m. *All Agreed.*

ATTEST:


John McIver


Tracy Martin, Deputy Clerk