

Jeff Wenzel  
Mayor

Thomas Hedrick  
Councilmember

Dexter Sholar  
Councilmember

Greg Hines  
Councilmember

Rena Bragg  
Councilmember

Pamala Hall  
Mayor Pro-Tem

# *Town of Holly Ridge*

*Post Office Box 145  
Holly Ridge, North Carolina 28445*

*Telephone (910) 329-7081  
Fax (910) 329-1593*



Heather Reynolds, CMC  
Town Manager

Tracy Martin  
Deputy Town Clerk

## **HOLLY RIDGE PLANNING BOARD MEETING AGENDA June 15, 2021 6:00PM**

### **1. Call to Order**

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

### **3. Adoption of Agenda**

### **4. Approval of May 18, 2021 PB Minutes**

### **5. New Business**

- **Text Amendment—Sections 7-3-10 (R-10A District Purpose) & 7-23-25 (Permitted Use Table)**  
CKBuff Enterprises, LLC is requesting a text amendment to allow RV Parks within the R-10A Zoning Districts as a permitted use with supplemental regulations

### **6. Staff Updates**

### **7. Board Questions/Comments**

### **8. Adjournment**



**Planning & Zoning Department  
Staff Report  
Text Amendment  
Planning Board Meeting Date:  
June 15, 2021**

---

Request submitted by CK Bluff, LLC, to amend Section 7-3-10 and Section 7-23-25 of the Holly Ridge Zoning Ordinance to include RV Parks within the R-10A Zoning Districts.

---

**Applicant:** CK Bluff, LLC, Hampstead

**\*Planning Board Action Required:** Yes

**\*Town Council Action Required:** Yes

**Actions:**

1. **Recommend approval** of the request as submitted.
2. **Recommend denial** of the request as submitted.
3. **Recommend an approved modification** of the amendment as submitted.
4. **Continue** to a future date to obtain additional information or to further consider information presented. The next available meeting date is July 20, 2021.
5. **Determine Consistency** with Holly Ridge Comprehensive Plan.

**Staff Recommendation:**

Town Staff recommends **Approval** of the proposed amendment.

## **OVERVIEW**

Section 7-3 of the Holly Ridge Zoning Ordinance outlines the purposes and dimensional requirements for each zoning district. Section 7-3-10 outlines such requirements for the R-10A Residential District.

That section currently states:

*“The purpose of this district is to stabilize established and planned single-family residential neighborhoods by providing a place for medium density stick-built, modular and manufactured homes.” Minimum lot area is 10,000 square feet with front setbacks being 25 feet, side being 12 feet and rear being 25 feet.*

Part of the requested amendment is to allow campers and recreational vehicles within the R-10A District as well. The proposed amendment would read:

*“The purpose of this district is to stabilize established and planned single-family residential neighborhoods by providing a place for medium density stick-built, modular and manufactured homes and campers and recreational vehicles.” Minimum lot area is 10,000 square feet with front setbacks being 25 feet, side being 12 feet and rear being 25 feet.*

*“Recreational vehicles shall only be required to follow supplemental use regulations as found in Section 7-4-11 Campers and RVs.”*

The requested amendment is to also amend Section 7-23-25 Permitted Use Table to add “Campgrounds, travel trailer, and RV parks” as “Permitted with Supplemented Regulation (PS)” as an additional land use within the R-10A District.

The supplemental regulations associated with “campgrounds, travel trailer, and RV parks” is found within Section 7-4-11 and reads:

### **Section 7-4-11 Campgrounds, travel trailer, and RV parks**

(A) Travel trailers or recreational vehicles may only be set up in a RV Camp Ground for use.

(B) Travel trailers or recreational vehicles may be stored on any lot in any residential zoning district provided they are not stored in the required setback for front yards. Travel Trailers or Recreational vehicles, while being stored in this area, cannot be used for sleeping, utility, office, material storage, etc.

(C) It is the intent of the following sections to set minimum standards for areas that are to be developed for occupancy on a temporary basis. A travel trailer or recreational vehicle is not considered to be a residential structure but is considered to be a vehicle in which people live temporarily. Throughout the following sections, use of either of the phrases “travel trailer” or “recreational vehicle” shall be deemed to include both.

(D) Minimum Site Requirements. The minimum requirements for a site to be approved for development as a travel trailer park shall include:

- (1) Each travel trailer park must contain fifteen (15) or more spaces.
- (2) Each travel trailer or structure must be a minimum of fifteen (15) feet from every other travel trailer or structure.
- (3) Travel trailer spaces shall be a minimum of one thousand five hundred (1,500) square feet each.
- (4) All spaces adjacent to a public street must provide a mandatory minimum setback of not less than forty (40) feet from the street right-of-way;
- (5) Each park shall have streets passable in all weather conditions, directly accessible from each space and not less than eighteen (18) feet wide for two-way streets or twelve (12) feet for one-way streets. Streets with anticipated heavy traffic may be required to be in excess of eighteen (18) feet.
- (6) No park shall allow direct access from any space to a public roadway.
- (7) Streets designed to be permanently closed at one end shall not exceed 150 feet in length. Streets in excess of 150 feet shall have a cul-de-sac with a minimum diameter of 80 feet or other approved NCDOT turnaround. Streets that end in a cul-de-sac or approved turnaround shall not exceed 500 feet in length measured from the entrance to the center of the turnaround.
- (8) Park entrances or exits onto public roadways must be a minimum of three hundred (300) feet apart and a minimum of three hundred (300) feet from the intersection of any two (2) public roadways.
- (9) Separate toilet facilities shall be provided for each sex in one (1) or more structures and easily accessible to all spaces within the park. Such a structure may house additional conveniences for the use of park.
- (10) All swimming pools and bathing areas must be installed, used or improved in compliance with all applicable regulations, including, but not limited to, the approval of the code enforcement official.
- (11) Not more than one (1) sign identifying the park shall be erected at each entrance and each sign may not exceed thirty-six (36) square feet. All signs must be erected in accordance with other applicable ordinances.
- (12) Each travel trailer park shall provide and maintain recreation areas equal to not less than one-half ( $\frac{1}{2}$ ) acre for each fifteen (15) spaces within the park.
- (13) Buffering shall be as required by Section 7-9-20.

(E) Sanitation Facilities. All toilet, shower, lavatory and laundry facilities provided shall be maintained in a clean and sanitary condition; shall be kept in good repair; shall be safely and adequately lighted; shall be easily accessible and conveniently located to all spaces; and shall be constructed according to applicable building codes and maintained in compliance with all rules and regulations of the Onslow County Health Department, ONWASA, or other utility providing service.

- (F) Safe Water Supply Required. A safe, adequate and conveniently located water supply must be provided within each park. All water supply systems shall be installed and operated pursuant to the State of North Carolina, Onslow County Health Department, ONWASA and/or other utility service provider guidelines, rules and regulations.
- (G) Sewage Disposal. Each park shall provide and maintain at least one (1) sewage disposal station (dump station) within the park, operated and constructed pursuant to all statutes, rules and regulations of the State of North Carolina, the Onslow County Health Department, ONWASA and/or other utility service provider guidelines, rules and regulations. All sewage disposal systems shall be installed and operated pursuant to all applicable state statutes and/or state, county or town rules and regulations.
- (H) Garbage and Solid Waste. Each park shall provide solid waste storage, collection and disposal within the park in such a manner as to not create a health hazard, promote rodents or insect breeding, cause accidents, fire hazards, or a nuisance from the odor. In addition, each park shall provide a minimum of one (1) leak proof container with a tight-fitting lid and a capacity of at least twenty (20) gallons for every two (2) spaces within the park. Such containers shall be no more than one hundred fifty (150) feet from any space and stored in such a manner as to prevent spillage.
- (I) Electrical Services. Where electrical service is provided, the installation and use of such facilities shall conform to all applicable codes and shall be subject to inspection by a town code enforcement official.
- (J) Manufactured Homes Prohibited. It shall be unlawful for a person to park or store a manufactured home in a travel trailer park.
- (K) Road Worthiness Required at all Times. Each park shall maintain a permanent record book, which shall be available during regular business hours of the park for inspection by a town code enforcement official, containing the following information:
- (1) Name and address of owners of each travel trailer or recreational vehicle located within the park at any point in time;
  - (2) Date when the vehicle was parked in its current location;
  - (3) License plate numbers for each vehicle. Every travel trailer or recreational vehicle located within the Town of Holly Ridge shall maintain a current license plate issued by the State of North Carolina or the Department of Motor Vehicles or similar agency within the state where the vehicle is registered.
  - (4) A notation as to the date of each inspection by park officials to verify that each vehicle is properly licensed and road worthy. Road worthy shall be defined as being fully intact so that the vehicle can be removed from the park within a reasonable time in the event that an emergency situation arises requiring evacuation. A vehicle that has the tongue or other device needed to tow the vehicle removed, the axles removed, flat tires, missing tires or tires in extremely poor condition shall not be considered road worthy; except that vehicles designed with a quick release system relating to the tongue or other towing device, may detach the device and store it within close proximity of the vehicle.

- (5) Additionally, vehicles that, for whatever reason, are neither capable of self-propulsion nor towable by a light duty truck as originally designed by the manufacturer, shall not be considered road worthy. Any vehicle requiring a Department of Transportation permit or any other special permit for towing is specifically prohibited from placement within any travel trailer park. Additionally, any vehicle in excess of three hundred twenty (320) square feet, as measured in the towing mode, is prohibited within any travel trailer park.
  - (6) In connection with this subsection, each park in existence at the time of the adoption of this ordinance shall submit a park design to a code enforcement official within thirty (30) days, indicating the number of spaces within the park, their relative positions and all streets within the park. All spaces should be appropriately numbered on the design and, following approval of the numbering system by a code enforcement official, such numbers must be displayed within park.
- (L) Structural Attachments to Travel Trailers Prohibited. All structural improvements or additions to a travel trailer or used in connection with a travel trailer which might contribute to a delay or the inability to readily remove that or any other trailer from its parking space are prohibited. In addition, all attachments or improvements to travel trailers or used in connection with travel trailers not herein specifically permitted are prohibited. The following attachments or improvements are permitted:
- (1) Any addition built into the travel trailer by the manufacturer and designed to fold out or extend from the trailer which does not interfere with the immediate removal of the trailer or any other travel trailer.
  - (2) Decks which are property anchored;
    - (a) Not in excess of ten (10) feet by twenty (20) feet, however, alternate configurations may be approved by the code enforcement officer on a case by case basis, provided that no deck may exceed two hundred (200) square feet. The approval of alternate configurations may not be arbitrarily withheld;
    - (b) No more than ten (10) feet perpendicular to the travel trailer;
    - (c) No more than twenty (20) feet parallel with the travel trailer;
    - (d) One (1) level, not more than sixteen (16) feet from grade;
    - (e) With or without rails;
    - (f) Not enclosed with either walls or a roof, except as permitted in (8) and (9) below. Specifically, no solid or permanent wall or roof coverings will be permitted. Glazing of any kind shall be considered permanent. Any material other than screen shall be considered permanent.
    - (g) Covered by a canvas awning attached to the travel trailer, but not to the deck itself;

- (h) Screened with temporary pre-manufactured aluminum screen panels or pre-manufactured aluminum roof panels designed to be readily removed and approved by a code enforcement official of the town prior to issuance of permit. All screening materials allowed within this section must be contained within the perimeter of the allowable deck. Alternate equivalent screening materials may be approved on a case by case basis by the Code Enforcement Official. Such approval shall not be arbitrarily withheld.
- (i) Not placed in such a manner as to interfere with the removal of the travel trailer that is used in connection with, or any other travel trailer.

(3) Storage boxes or bins not in excess of three (3) feet by four (4) feet by three (3) feet or storage boxes or bins not in excess of thirty-eight (38) inches by fifty-one (51) inches by seventy-seven (77) inches or the equivalent Rubbermaid type storage bin, which is property anchored.

(4) Landscaping or vegetation which does not interfere with the immediate removal of the travel trailer.

(M) Improvement Permits Required. Any improvements or repair activity within a travel trailer park or in connection with a travel trailer, whether within a park or not, may require permits. Any individual contemplating improvements or repair to or in connection with a travel trailer must consult a code enforcement official before commencing any action.

### **Staff Recommendation**

Staff recommends **APPROVAL** of the request as submitted.

The purpose of the R-10A District is intended for medium density residential uses. In addition to stick built and modular dwellings, the uses of manufactured homes and manufactured home parks would also be permitted. Though the minimum lot area for the R-10A District is 10,000 square feet, the location of a manufactured home park would limit the area for each home space to not less than 5,000 square feet, which could be viewed as high density development. With this being considered, it could be reasonable that RV parks, used for the purposes of temporary recreational vehicles, would be viewed similarly.

Additionally, the Holly Ridge Comprehensive Land Use Plan provides guidance related to Medium-Density Residential by stating: "Medium density residential land uses are located throughout the Town's planning jurisdiction and are, for the most part, existing residential subdivisions and nearby vacant properties not designated for commercial use. Appropriate uses include single-family residences and subdivisions, community recreation and open space uses like golf courses and pools, and neighborhood-scale institutional uses such as religious and civic organizations." Appropriate uses would also include recreation, parks, and open space.

The R-10A Zoning Districts are also not prevalent with Holly Ridge. These districts primarily exist between E. Ocean Road and Trout Street and at the edge of the Town's jurisdiction along Holden Road. The Zoning Map below illustrates these areas:



**Actions & Consistency Statements**

**Action A: Recommend Approval**

Motion to recommend approval of the following resolutions: RESOLVED, that the Town of Holly Ridge Planning Board hereby finds the text amendments to the Zoning Ordinance is consistent with the Town’s comprehensive plan (Town of Holly Ridge Comprehensive Land Use Plan) because Medium Density Residential uses include community recreation, parks, and open space, and that it is reasonable and in the public interest because it would allow for a use similar to currently permitted uses found within the R-10A District and allow for more community recreational opportunities and forwards this consistency statement to the Holly Ridge Town Council.

**Action B: Recommend Denial**

Motion to recommend denial of the following resolution: RESOLVED, that the Town of Holly Ridge Planning Board hereby finds the text amendments to the Zoning Ordinance is (i) consistent/inconsistent with the Town’s comprehensive plan (Town of Holly Ridge Comprehensive Growth Strategy) because:

---

And (ii) that it is not reasonable and in the public interest because:

---

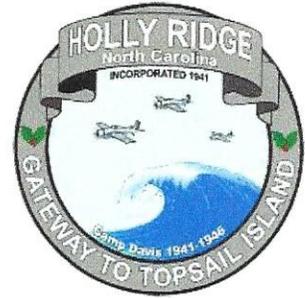
The public hearing regarding this matter is scheduled for consideration before Town Council on July 13, 2021 at 6pm.

# Town of Holly Ridge

Post Office Box 145

Holly Ridge, North Carolina 28445

Telephone (910) 329-7081 Fax (910) 329-1593



## TEXT AMENDMENT APPLICATION

Application must be completed in its entirety, accompanied by the \$300 application fee, and attachments as required on page two of this application. An incomplete application will be returned to the applicant and will result in delays to process the request. An applicant is encouraged to visit the planning and zoning department for a preliminary review of the request.

Date: 5/24/21

Applicant: CK Buff, LLC

Mailing Address: 439 Whitebridge Road Hampstead, NC 28443

Applicant Contact: (Office): 910-791-6707 (Cell): \_\_\_\_\_ (Fax): 910-791-6760

Type of Change Requested:

Ordinance Chapter see attached Section(s): see attached New Text see attached Revision of Text see attached

Applicant is responsible for submitting the language for the proposed new text or the proposed revisions of text. A separate page may be submitted if needed.

Proposed Language for New Text:

see attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Language for Revised Text:

see attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

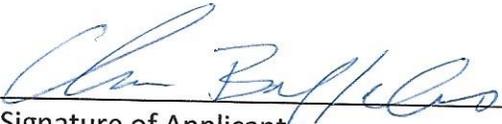
Provide Explanation for Proposed Changes:

see attached

The following items are to be submitted with the Application:

\$300 Fee Remitted with the Application : Cash or Check (made payable to Town of Holly Ridge).

10 Copies of Application and Attachments.



Signature of Applicant

5-20-2020

Date

Chris Buffalino

Printed Name of Applicant

-Applicant should allow 30 days for staff review; at which time a public hearing will be scheduled, and the applicant will be notified by Town Staff.

-Application must be completed in its entirety with the required documents as stated above.

-Application Fee must be remitted with the application.

For Office Use

Date Application Filed: \_\_\_\_\_

Received By: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Check: \_\_\_\_\_ Cash: \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_

Action Taken: \_\_\_\_\_

May 24, 2021

Text Amendment Application Supplemental Information

Proposed changes to the Town of Holly Ridge Zoning Ordinance - existing text shown in blue, proposed changes shown in red.

### **Change requested to Zoning Ordinance Section 7-3-10 R-10A Residential District**

The purpose of this district is to stabilize established and planned single-family residential neighborhoods by providing a place for medium density stick-built, modular and manufactured homes, and campers and recreational vehicles.

Minimum required lot area 10,000 square feet 22

Minimum required front yard setback 25 feet (Must not differ more than ten (10) feet from the average of adjacent buildings)

Minimum required side yard 12 feet (Provided, on corner lots the side yard adjacent to the street shall not be less than fifty (50) percent of the front yard required on lots in rear of such corner lots)

Minimum required rear setback 25 feet

Building Height Limits 40 feet

Recreational Vehicles shall only be required to follow supplemental use regulations as found in Section 7-4-11 Campers and RVs.

**Change requested to Zoning Ordinance Attachment A Section 7-23-25 Permitted Use Table** (see next page with Town's existing chart in black text and proposed changes in red)

**ATTACHMENT A**  
**Section 7-3-25 - Permitted Use Table**

P= Permitted Use      PS= Permitted with Supplemented Regulation  
S= Special Use      SS= Special Use with Supplemented Regulation

Use	OAR	R-20	R-15	R-15A	R-10	R10A	R7.5	R7.5A	R5A	C	NB	LI	MFR	RA
<b>Residential - Household Living</b>														
Dwelling, Multi-family (Apartment 3 or more units)										SS	SS		PS	
Dwelling, Multi-family (2 unit)										SS	SS		PS	
Dwelling, Multi-family (Townhouse 3 or more units)										SS	SS		PS	
Dwelling, Single-family (manufactured home)				PS		PS		PS	PS					PS
Dwelling, Single-family (modular)		P	P	P	P	P	P	P	P					P
Dwelling, Single-family (stick-built)		P	P	P	P	P	P	P	P					P
Manufactured home parks				SS		SS		SS	SS					
Upper-story Residential										PS	PS			
<b>Residential - Group Living</b>														
Children's home										P	P			P
Family Child Care Home		PS	PS	PS	PS	PS	PS	PS	PS					PS
Family care home										PS				
Nursing, convalescent, assisted living facility										P	P	S		
Rehabilitation facility										P	P	S		
<b>Accessory and Temporary</b>														
Accessory Apartment		PS	PS		PS		PS			SS	SS			
Accessory Structure/Use	P	P	P	P	P	P	P	P		P	P	P	P	P
Home occupation		PS	PS	PS	PS									
Temporary Construction Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Accommodation Services</b>														
Bed and breakfast		S	S		S		S				P			
Campgrounds, travel trailer, and RV parks						PS								PS
Campsites	S													P
Hotels/Motels										P	S	P		
<b>Agricultural and Food Production</b>														
Bona fide farm														S
Chicken houses														S
Flour and feed mills												P		
Greenhouse and/or nurseries (commercial)										P	P	S		S
Hatcheries														S
Livestock sales														S
Meatpacking and poultry processing plant												P		
Processing plant (food)												P		
<b>Commercial Sales and Rentals</b>														
Arts and graphics services										P	P			
Auction house										P	P			
Auto, truck and motorcycle sales										P	S	S		
Auto supplies										P	P			

Use	OAR	R-20	R-15	R-15A	R-10	R10A	R7.5	R7.5A	R5A	C	NB	LI	MFR	RA
Bakery										P	P			
Banks and finance companies										P	P			
Blueprints and drafting supplies										P	P			
Boat repairs, sales, and service										P	P	S		
Brick, tile and pottery yard (sales and service)										P	P	S		
Camera and photography supplies										P	P	S		
Convenience store										P	P	P		
Dairy, meat and seafood market										P	P	S		
Drinking establishments (bars/lounge/pub)										S	S			
Equipment rental										P	P	S		
Farm supplies										P	P	S		
Farm/heavy equipment sales and rental										P	P	S		
Flea market (indoor)										P	P	S		
Flea market (outdoor)										P	P	S		
Floor covering store (sales and installation)										P	P	S		
Food store (under 10,000 sq. ft.)										P	P	S		
Gas or service station										P	P	S		
Heating and refrigeration sales and service										P	P	S		
Industrial supplies and equipment sales										P	P	S		
Lawn and garden supplies										P	P	S		
Lumber and building material sales										P	P	P		
Manufactured home/recreational vehicle sales										P	P	S		
Manufacturer's showrooms										P	P	S		
Monument works/sales										P	S	S		
Plumbing and heating supplies										P	P	S		
Rental of vehicles										P	P	S		
Residential development sales (office on-site)		P	P	P	P	P	P	P	P	P	P			
Restaurant										P	P	S		
Roadside stand										P	P	S		
Shopping center										PS	PS	SS		
Supermarket (over 10,000 sq. feet)										S	S	S		
Truck, farm equip., heavy equip., sales and service										P		P		
Winery										P	P	P		
Sales, service, repair and rental, not elsewhere listed										P	P	S		
<b>Industrial, Manufacturing, and Heavy Repair</b>														
Asphalt products manufacturing												P		
Bottling plants												P		
Cabinet shops										S	S	P		
Concrete products production										S		P		

Use	OAR	R-20	R-15	R-15A	R-10	R10A	R7.5	R7.5A	R5A	C	NB	LI	MFR	RA
Junkyards and auto salvage yards												S		
Metal machining, welding and fabrication shop										P	S	P		
Metal machining, welding and fabrication plant												P		
Mining and quarrying														S
Motor vehicle manufacturing												P		
Paving and grading operation												P		
Woodworking Fabrication shop										P	P	S		
Manufacturing, not elsewhere listed												P		
<b>Office and Commercial Service</b>														
Animal hospital/veterinarian clinic										P	P	P		
Auto detailing										P	P			
Automatic teller machine										P	P	P		
Barber and beauty shops										P	P			
Blacksmith operations												P		
Building, cleaning and maintenance services										P	P	P		
Car wash										P	P			
Child care center										P	P	S		
Coin operated laundry										P	P			
College/university/technical college										S	S			
Computer and data processing services										P	P			
Contractor's office										P	P	P		
Crematorium											S	S		
Detective agency										P	P			
Dry cleaners										S	S			
Grading business										P	S	P		
Heating and refrigeration repair shop										P	P	P		
Kennel and animal shelters										P	P	P		
Lawnmower Repair										P		P		
Mental health, in patient										S	S	S		
Publishing and printing										P	P	S		
Research activities										P	P	S		
Tattoo/body piercing										P	P			
Tire dealers and service										P		P		
Office and commercial services not elsewhere listed										P	P	S		
<b>Public &amp; Civic</b>														
Aquarium										P	P			
Cemetery														P
Church (including fellowship buildings)										P	P			P
Club and/or Lodge										P	P			S
Community center - development amenity		P	P	P	P	P	P	P	P				P	P
Community center - public										P	P			

Use	OAR	R-20	R-15	R-15A	R-10	R10A	R7.5	R7.5A	R5A	C	NB	LI	MFR	RA
Cons/Env Restoration & Educational Activities	P													P
Fire and Rescue (EMS)										P	P	P		
Governmental facilities	P	S	S	S	S	S	S	S	S	P	P	P	P	P
Hospital (human)										S	S	S		
Libraries										P	P	S		
Liquor Store (ABC Store)										P	P	P		
Museums										P	P	S		
Parks and Playgrounds	P									P	P	S		
Police Department	P	S	S	S	S	S	S	S	S	P	P	P	P	P
Schools (elementary, middle, high, private)										P	P	S		S
US Postal Service										P	P	S		
<b>Recreation, Entertainment, and Public Assembly</b>														
Adult Establishments										SS				
Amusement park										P	-	P		
Arcade										P	P			
Baseball hitting ranges	P									P	P			
Billiard or pool halls										P	P			
Boat marina										S	S			
Bowling alley										P	P			
Dance schools										P	P			
Dragstrip and race tracks												S		S
Electronic gaming operation										SS	SS			
Firing range, indoor										SS	SS	SS		
Firing range, outdoor	SS											SS		SS
Fishing lakes/impoundments	P													P
Go cart track										S	-	S		
Golf course, public/private	S									S	S			
Golf driving range										S	S			
Greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Health club										P	P	S		
Horse show/riding facility														S
Hunting Preserves/Hunt Clubs	S													P
Livestock petting zoo										P	S	S		S
Miniature golf										P	P			
Motorcross track												S		S
Movie theatres (indoor)										P	P	S		
Private recreation clubs (non-adult)										P	P	S		
Rodeo	S													S
Skating rink										P	P	S		
Stable (private)														P
Stable (public)														P
<b>Transportation, Wholesaling, and Warehousing</b>														
Airport												S		S
Ambulance service										P	P			

Use	OAR	R-20	R-15	R-15A	R-10	R10A	R7.5	R7.5A	R5A	C	NB	LI	MFR	RA
Bus garages										P	P			
Bus terminal										S	S			
Convenience center										S	S	S		
Mini-warehouse										PS	PS	PS		
Oil and gasoline bulk storage												S		
Open storage facility										P	S	P		
Parking lot (commercial)										P	P	S		
Refinery												S		
Recycling collection center										S	S	S		
Recycling facility/plant												S		
Truck/freight terminal (6 or fewer trucks)										P		P		
Truck/freight terminal (more than 6 trucks)										S		P		
Vehicle for hire										P		P		
Warehousing										S	S	P		
Wholesale distribution										S	S	P		
<b>Utilities and Communications</b>														
Public utility facility (substation)										P	P	S		
Sewer system, private		S	S	S	S	S	S	S		S	S	S	S	
Utility company operation center										P	P	S		
Wireless communication tower/substantial modification										SS	SS	SS		
Wireless communication facility, small cell/collocation	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS

## Explanation for Proposed Changes:

By allowing R10A to have campers and RVs with associated campgrounds as an allowable use, the town will allow similar uses to exist, with limitations, within the same zoning district. The applicant's proposed expanded use within the R10A zoning district has a small overall impact to the Town of Holly Ridge since very few properties are currently zoned R10A. Those properties that are R10A are primarily in or adjacent to existing or proposed campground/RV park, manufactured home, and commercial existing land uses. Furthermore, these properties are in or near the ETJ on the edges of Town limits minimizing impacts to the citizens of Holly Ridge yet allowing an expansion of business opportunities and recreation offerings within the Town.

Expanding the permitted uses of R10A is not unmitigated as the current zoning ordinance has extensive limitations of campers, recreational vehicles, and the associated campground/RV parks. Required buffers, limited area, distance between campers and RVs, and all other regulations promote a safe and well-organized park capable of review and oversight by Town staff. With these limitations already in place, and with the compliance with both the current and future land uses, the applicant respectfully requests the Town of Holly Ridge to consider expanding the permitted uses within R10A to promote economic vitality and allow like uses to be developed together.

We appreciate your time and consideration of our request.