

Jeff Wenzel
Mayor

Thomas Hedrick
Councilmember

Dexter Sholar
Councilmember

Greg Hines
Councilmember

Rena Bragg
Councilmember

Pamala Hall
Mayor Pro-Tem

Town of Holly Ridge

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Heather Reynolds, CMC
Town Manager

Tracy Martin
Deputy Town Clerk

HOLLY RIDGE PLANNING BOARD MEETING AGENDA SEPTEMBER 21, 2021 6:00PM

- 1. Call to Order**
- 2. Moment of Silence/Pledge of Allegiance**
- 3. Adoption of Agenda**
- 4. Approval of August 26, 2021 Special PB Meeting Minutes & September 02, 2021 PB Meeting Continued Minutes**
- 5. New Business**
 - Zoning Map Amendment—Evolve Companies, LLC**
 - Request to rezone 48.62 acres on US Hwy 17
 - R-20/RA to Commercial
- 7. Board Questions/Comments**
- 8. Adjournment**



**Planning & Zoning Department
Staff Report
Zoning Map Amendment
Planning Board Meeting Date:
August 21, 2021**

Evolve Companies, LLC, applicant, is requesting a zoning map amendment for two (2) properties on US Hwy 17 totaling approximately 48.62 acres and identified as parcels #009158 (Map #734-46) and #060395 (Map #734-46.1). The map amendment is to rezone the properties from R-20/RA to Commercial.

<p>Applicant: Evolve Companies, LLC</p> <p>Property Owner: Douglas Murray Gray & Others Grace Free Will Baptist Church</p> <p>Parcel ID#: 009158 (Map #734-46) 060395 (Map #734-46.1)</p> <p>Current Zone: R-20/RA</p> <p>Proposed Zone: C (Commercial)</p> <p>Acreage: 48.62 total acres</p> <p>Number of Properties: 2</p> <p>*Planning Board Action Required: Yes</p> <p>*Town Council Action Required: Yes</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Recommend Approval/Denial of the proposed rezoning, as presented in the Staff Report or with changes. 2. Continue to a future date to obtain/consider additional information. The next available meeting date is October 19, 2021. 3. Determine consistency with the Holly Ridge Comprehensive Land Use Plan. 	<p>Current Legal Use: Vacant-Undeveloped</p> <p>Relevant History: Found within the Town’s ETJ, the existing property is zoned as R-20/RA which permitted uses are more of the residential nature. The property is vacant and primarily undeveloped. While there does exist two (2) vacant parcels in between the subject property and the Townes at Holly Ridge development along Hwy 17, this property does adjoin the Townes at the rear of the development. It is also in the area of Phase II of the Camp Davis Industrial Park. Across Hwy 17 is the entrance to the newly created Homeplace subdivision, which consists of single-family residences, as well as individual lots with residential dwellings. In the area across Hwy 17 is also a multi-commercial establishment that is currently used for a fitness center, yoga exercises, and occupational therapy. A public hearing for annexation is also scheduled for October 12th.</p> <p>Summary of Key Issues: The Holly Ridge Comprehensive Land Use Plan, in particular the Future Land Use Map, designates this particular parcel as Low-Density Residential causing this request to be inconsistent with the Town’s plan. However, the amendment to this property to Commercial would assist in satisfying some of the public input priorities found within the Land Use Plan, namely in attracting a broad variety of businesses.</p> <p>Staff Recommendation: Approval</p>
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OVERVIEW

The applicant is requesting a Zoning Map amendment from R-20/RA to C (Commercial). The purpose of the R-20 district is to stabilize established and/or planned single-family residential neighborhoods by providing a place for low density stick-built homes, modular homes and recreational uses and light agricultural purposes. Minimum lot area within the R-20 zoning district must be at least 20,000 square feet.

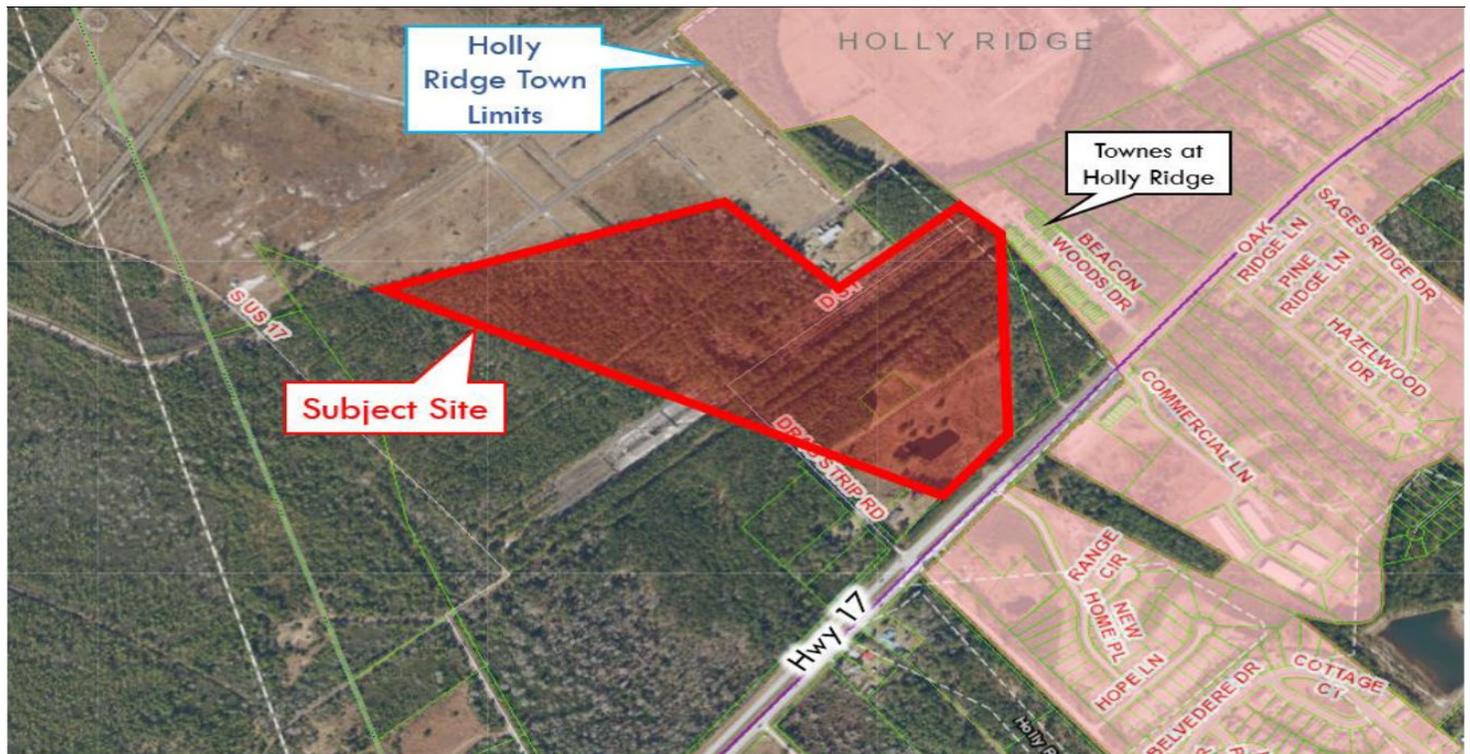
The purpose of the RA district is to maintain a rural development pattern where low and medium density single-family, modular, on frame modular and manufactured homes are intermingled with agricultural uses. This district is also designed to protect rural areas from the intrusion of non-agriculture land uses that could create a nuisance, detract from the quality of life, and/or present a danger to the natural environment.

The description of the Commercial District is provided below:

Commercial District purpose is to accommodate the development of retail, service and related businesses abutting major roadways throughout the town that cater to the traveling public with minimum lot areas of 15,000 square feet.

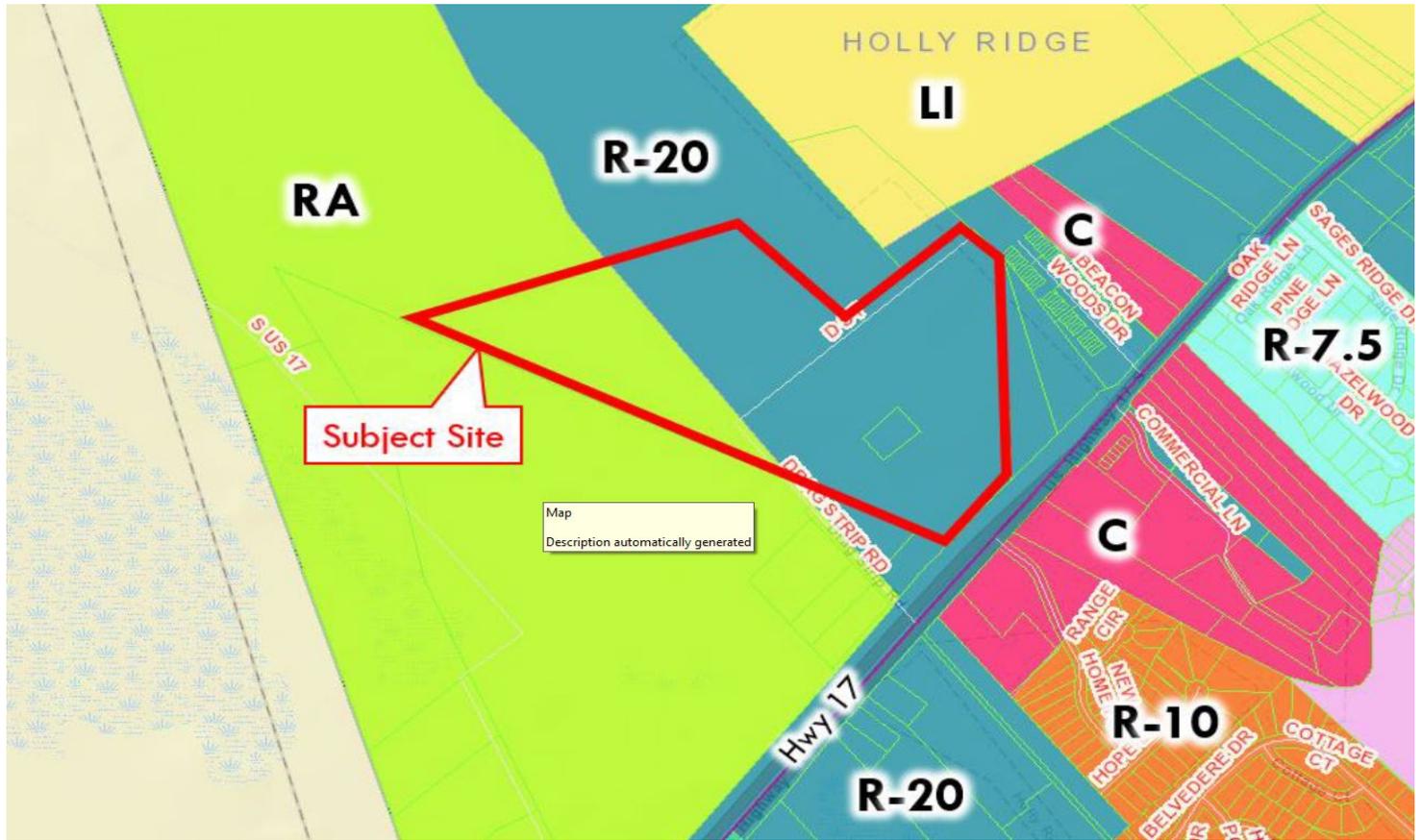
The underlined portion is provided by Staff as to highlight the area the Commercial District is found to be more appropriate and to stress the focal point related to public interest.

The surrounding properties consist mostly of vacant undeveloped residentially zoned parcels of either R-20 or Rural Agriculture (RA). Across Hwy 17 are mostly vacant commercially zoned properties, with one parcel directly across Hwy 17 serving as the entrance to the new Homeplace subdivision. There does appear to be occupied residential dwellings in the area of the property in question. Located South of the property is vacant, undeveloped parcels. The 2.63 acres of property in question also adjoins the Phase II area of the Camp Davis Industrial Park with this property being proposed for a second access for the Industrial Park. Across from the property in question is also found residential dwellings and uses.



Aerial of Property

The property is currently zoned R-20/RA with the adjoining properties to the North being R-20, South and West being R-20 and RA, and East being Commercial. While the majority of the properties surrounding the parcels in question are primarily vacant and undeveloped, there are residential uses, both single-family and multi-family, found in the area. Additionally, there does exist commercial uses as well found in the area of the subject property.



Current Zoning of Property

PERMITTED USES

In reviewing a general zoning map amendment, consideration of all permitted uses must take place in approving or denying the request as submitted. The following uses are permitted uses within the Commercial Zoning District:

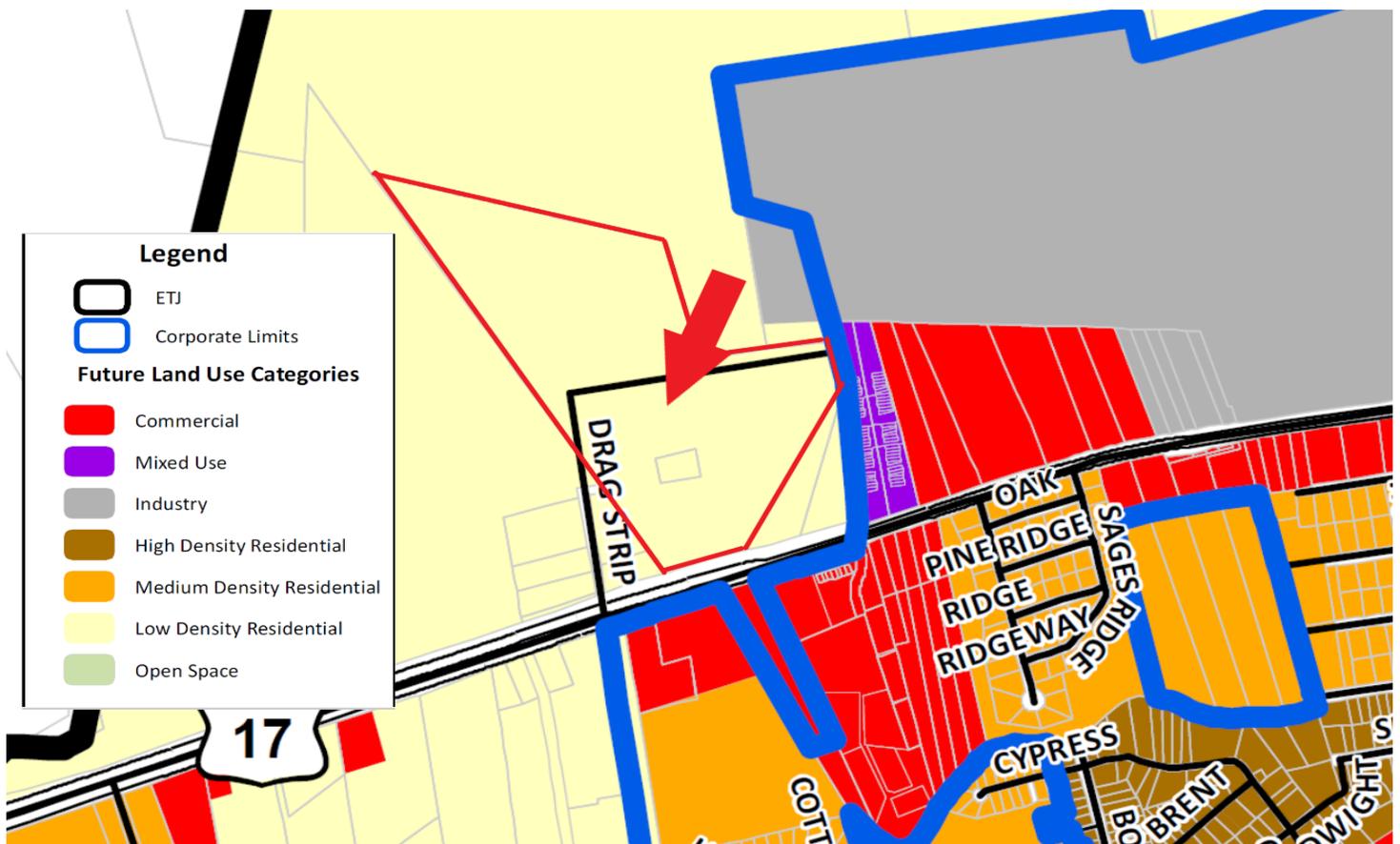
Multi-Family Dwelling (Apartment/Townhouses/Duplexes) (Special Use Permit)	Upper-Story Residential	Children’s home	Family Care home
Nursing, convalescent, assisted living facility	Rehabilitation Facility	Accessory Apartment (Special Use Permit)	Accessory structures/uses
Temporary construction offices	Hotels/Motels	Greenhouse and/or nurseries (commercial)	Arts and graphics services
Auction house	Auto, truck and motorcycle sales	Auto supplies	Bakery
Banks and finance companies	Blueprints and drafting supplies	Boat repairs, sales, and service	Brick, tile and pottery yard (sales and service)

Camera and photography supplies	Convenience store	Dairy, meat and seafood market	Drinking establishments (bars/lounge/pub) (Special Use Permit)
Equipment rental	Farm supplies	Farm/heavy equipment sales and rental	Flea market (indoor/outdoor)
Floor covering store (sales and installation)	Food store (under 10,000 sq. ft.)	Gas or service station	Heating and refrigeration sales and service
Industrial supplies and equipment sales	Lawn and garden supplies	Lumber and building material sales	Manufactured home/recreational vehicle sales
Manufacturer's showrooms	Monument works/sales	Plumbing and heating supplies	Rental of vehicles
Residential development sales (office on-site)	Restaurant	Roadside stand	Shopping Center
Supermarket (over 10,000 sq. ft.)	Truck, farm equipment, heavy equipment, sales and service	Winery	Sales, service, repair and rental, not elsewhere listed
Cabinet shops (Special Use Permit)	Concrete products production	Metal machining, welding and fabrication shop	Woodworking fabrication shop
Animal hospital/veterinarian clinic	Auto detailing	Automatic teller machine	Barber and beauty shops
Building, cleaning and maintenance services	Car wash	Child care center	Coin operated laundry
College/university/technical college (Special Use Permit)	Computer and data processing services	Contractor's office	Detective agency
Dry cleaners (Special Use Permit)	Grading business	Heating and refrigeration repair shop	Kennel and animal shelters
Lawnmower Repair	Mental health, in patient (Special Use Permit)	Publishing and printing	Research activities
Tattoo/body piercing	Tire dealers and service	Office and commercial services not elsewhere listed	Aquarium
Church (including fellowship buildings)	Club and/or Lodge	Community centers-public	Fire and Rescue (EMS)
Government facilities	Hospital (human) (Special Use Permit)	Libraries	Liquor Store (ABC Store)
Museums	Parks and Playgrounds	Police Departments	Schools (elementary, middle, high, private)
US Postal Service	Adult Establishments (Special Use Permit)	Amusement park	Arcade
Baseball hitting ranges	Billiard or pool halls	Boat marina (Special Use Permit)	Bowling alley
Dance schools	Electronic Gaming Operation (Special Use Permit)	Firing Range, indoor (Special Use Permit)	Go-cart track (Special Use Permit)
Golf course, public/private (Special Use Permit)	Golf driving range (Special Use Permit)	Greenways	Health club
Livestock petting zoo	Miniature golf	Movie theaters (indoor)	Private recreation clubs (non-adult)

Skating Rink	Ambulance service	Bus garages	Bus terminal (Special Use Permit)
Convenience center (Special Use Permit)	Mini warehouse	Open storage facility	Parking lot (commercial)
Recycling collection center (Special Use Permit)	Truck/freight terminal (6 or fewer trucks)	Truck/freight terminal (more than 6 trucks) (Special Use Permit)	Vehicle for hire
Warehousing (Special Use Permit)	Wholesale distribution (Special Use Permit)	Public utility facility (substation)	Sewer system (private) (Special Use Permit)
Utility company operation center	Wireless communication tower/substantial modification (Special Use Permit)	Wireless communication facility, small cell/collocation	

FUTURE LAND USE

The future land use designation for these sites is Low-Density Residential. However, as illustrated below, the future land use map also designates parcels in the area, and especially across Hwy 17, as commercial. Additionally, the Townes of Holly Ridge development is designated as Mixed-Use which, with the recent inclusion of Planned Unit Developments being an option, could allow for more cohesive development with surrounding parcels with both the residential aspect of Mixed-Use and that of Commercial. The Commercial zoning district is designated for high-density development and the location of the subject property, as well as that of the surrounding properties along Hwy. 17 would conform closer to the stated purpose of the Commercial District, which would accommodate the development of retail, service and related businesses abutting major roadways.



Future Land Use Map of Area

PLANNING BOARD POLICY CONSIDERATIONS

The Planning Board must consider each of the following guidelines in making their recommendation to the Town Council.

(A) 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, LI, MU, RA, and Commercial. The adjoining properties are residentially and commercially zoned and utilized for both residential and commercial uses. Similar uses within the Commercial district would place these properties in the same or complementary categories.

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

As part of the purpose of the Commercial zoning district, the requested rezoning would accommodate the development of retail, service and related businesses abutting major roadways throughout the town that cater to the traveling public. The proposed district classification would be in the general public interest as additional commercial options would be available for them, especially for those traveling.

(C) 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 property is located on Hwy. 17, the proposed new district classification would be appropriate as this highway is a major corridor for the traveling public. The variety of permitted uses would afford options directed to commercial endeavors that would both enhance the area for the public that travel or that could potentially conduct business within Holly Ridge.

(D) 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 the diversity of districts and land uses currently existing in the area, particularly the Commercial district found across Hwy 17, there appears to be no convincing demonstration that the character of the neighborhood would be adversely affected if developed in accord with the listed permitted uses.

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

While the proposed change is not consistent with the Future Land Use Map, it is consistent with the public input priorities found in the Comprehensive Land Use Plan as a whole.

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 amendment to the Zoning Map is not consistent with the Town's Future Land Use Map but is consistent with the Town of Holly Ridge Comprehensive Land Use Plan because, though the map designates this property as Low-Density Residential, the public input priorities suggest more variety of businesses be attracted to Holly Ridge (page 1-10) that it is reasonable and in the public interest because the property is located along a major corridor and the more commercial options for the traveling public would be beneficial and forwards the included 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 map amendment to the Official Holly Ridge Zoning Map is (i) consistent/inconsistent with the Town's comprehensive plan (Town of Holly Ridge Comprehensive Growth Strategy) stating that _____

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

Staff Recommendation

Town Staff recommends **APPROVAL** of this requested zoning map amendment as it is submitted. Per the included application, the request is to rezone 48.62 acres of property located on US Hwy. 17 and identified as Parcels #009158 (Map #734-46) and #060395 (Map #734-46.1).

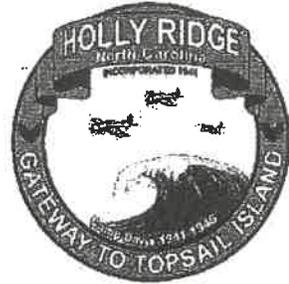
Located on Hwy 17, the amendment would afford more business options for the citizens and traveling public to access. While some residential uses exist in the area, the majority of the surrounding properties are vacant and undeveloped. The location of additional commercial property along Hwy. 17 would also complement other commercial uses, both that are presently existing and for future prospects.

While the Future Land Use Map designates these parcels as Low-Density Residential, the request is consistent with the public input priorities as found within the Comprehensive Land Use Plan. Additionally, the location of commercially zoned property along a major thoroughfare would be consistent with the existing purpose for the Commercial district.

A public hearing will be scheduled before Town Council during their next regular meeting scheduled for October 12, 2021 at 6:00pm in order to consider this matter.

Town of Holly Ridge

Post Office Box 145
Holly Ridge, North Carolina 28445
Telephone (910) 329-7081 Fax (910) 329-1593



GENERAL ZONING APPLICATION

Application Number: _____ Date Submitted: 9/7/2021

Application Fee: \$ 300.00 Receipt Number: _____

Request for: Appeal Variance Conditional Use Rezoning Annexation

Applicant: Evolve Companies, LLC Owner: Gray Douglas Murray & Others

Address: (applicant) 2918-A Martinsville Road, Greensboro, NC 27408

Telephone: 910-791-6707 Cell Number: _____

Purpose of Permit: General Rezoning from R-20 & RA to MFR Commercial per 9/10 email (M)

Property Location: Highway 17, South of Beacon Woods Drive

Parcel ID Number: 009158 & 060395

Lot Size: 48.62 acres Square Foot: _____ Zoning District: R-20 & RA to MFR

Number of Buildings to Remain: _____ Gross Floor Area to Remain: _____

Number Proposed Buildings: _____ Floor Area of Proposed Buildings: _____

Total Acreage of Land to be Disturbed _____ Estimated Cost of Project: \$ _____

If needed to illustrate appeal or request for variance, attach plot plan. Also, a survey of the site prepared by a registered surveyor licensed to practice in North Carolina may be required.

Signature of Applicant

Date

- AuthenticSign
Fred M. Gray Greg H. Gray Wanda R. Gray

Signature of Owner

Date

- AuthenticSign
Martha Ellis

- AuthenticSign
Terry Ellis

- AuthenticSign
Breg M. K.

- AuthenticSign
Kathie McKinney

Alb S. Gray Sharon B. Antley

- 9/7/2021 10:08:28 AM EDT

- 9/7/2021 11:09:36 AM EDT

- 9/7/2021 11:13:26 AM EDT

- 9/7/2021 11:12:45 AM EDT

A FEE WILL BE REQUIRED AT SUBMISSION OF THIS APPLICATION PER CURRENT ADOPTED FEE SCHEDULE.