

Jeff Wenzel
Mayor

Pamala Hall
Mayor Pro Tem

Rena Bragg
Councilmember

Greg Hines
Councilmember

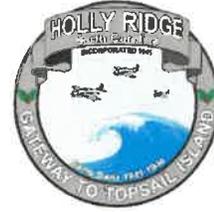
Tom Hedrick
Councilmember

Dexter Sholar
Councilmember

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

TOWN OF HOLLY RIDGE PLANNING BOARD MEETING MINUTES June 15th, 2021 6:00 P.M.

Call to Order

The meeting was called to order at 6:00 PM. Members present were John McIver, Toni Hardin, Nicholas Tripp, and Dave Mosey. Also, present were Nathan Rhue, and Marsha-Gray Kircher from the Community Development Department. Applicant Chris Buffalino from CKBuff Enterprises, LLC and representatives from Paramounte Engineering were also in attendance.

Invocation and Pledge of Allegiance

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

John McIver welcomed Dave Mosey as a new member to the Planning Board.

Adoption of Agenda (Additions and/or Deletions)

A motion was made by *Toni Hardin* and seconded by *Dave Mosey* to adopt the agenda as is. *All Agreed.*

Adoption of Minutes

A motion was made by *Nicholas Tripp* and seconded by *Toni Hardin* to adopt the minutes from Planning Board Meetings held on May 18th, 2021. *All Agreed.*

New Business

Text Amendment – Sections 7-3-10 (R-10A District Purpose) & 7-23-25 (Permitted Use Table)

Presented by Nathan Rhue – CK Buff Enterprises, LLC have submitted a request for a text amendment pertaining to Chapter 7 of the Town’s zoning ordinance: section 7-3-10 which is the purpose of the R-10A district and section 7-23-25 which is the permit use table. The current text for section 7-3-10 reads “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.” The requested amendment is to add to that purpose “and campers and recreational vehicles”, and “Recreational vehicles shall only be required to follow supplemental use regulations as found in Section 7-4-11 Campers and RVs.”

Nathan Rhue added that this proposed requested text amendment would 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 board was provided the application and the supplemental regulations for campgrounds and RV parks in the Board packet. Nathan Rhue highlighted some of the supplemental regulations to include:

- Travel trailers or recreational vehicles may only be set up in a RV Camp Ground for use.
- Travel trailer spaces shall be a minimum of one thousand five hundred (1,500) square feet each.
- 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.
- 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.
- Each travel trailer park shall provide and maintain recreation areas equal to not less than one-half (½) acre for each fifteen (15) spaces within the park.
- Buffering shall be as required by Section 7-9-20.

Nathan Rhue explained that 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.

Nathan Rhue mentioned that 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.

Nathan Rhue explained that when you look at the current zoning map for Holly Ridge, there is not a lot of R-10A zoning districts. 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 near the U-Haul dealer. If this text amendment is approved, this would mean that RV parks could also be allowed in these R-10A zoning districts. Nathan Rhue mentioned that these are the only R-10A zoning designation in Town, therefore Staff believes that this would not be an overwhelming use throughout Town.

Nathan Rhue mentioned the requirement of the Planning Board to consider whether this request is consistent with the Town plan, and whether it is reasonable and in the public interest. It was Staff's opinion that it is consistent because medium density residential as stated in the Land Use Plan would include community recreation, parks and open space which RV parks would allow, and this it is reasonable and in the public interest because it would allot for a use that is similar to currently permitted used found in the R-10A District and allow for more community recreational opportunities.

Nathan Rhue asked the Board if there were any questions and mentioned that the applicant is also present to answer questions. Toni Hardin asked if the supplemental regulations in section 7-4-11 were changing at all. Nathan Rhue responded no; they are not. Toni Hardin asked if there are any requirements needed from the property owner for a text amendment. Nathan Rhue answered that with this being a text amendment, it is not pertaining to one particular property, therefore anyone could apply for a text amendment.

John McIver asked why this text amendment request is happening right now. Nathan Rhue deferred that to the applicant. Allison Engebretson from Paramounte Engineering explained that she prepared the proposed text amendment request and could answer any questions that the Board may have. Allison Engebretson explained that their client has a piece of property that he is interested in putting an RV park on. John McIver asked if this property was in addition to the one by Holland's Shelter. Allison Engebretson answered that is correct, the smaller piece that is currently zoned R-10A. Allison Engebretson believes that this is not a great impact on the Town, but hopefully an opportunity for the Town.

Nicholas Tripp asked if all R-10A property from now on, if this is approved, could be used as an RV park. Nathan Rhue responds that is correct. Toni Hardin mentions that all permitted uses need to be taken into consideration. John McIver asked if there were any additional questions from the Board. There were none. John McIver asked if there were any questions from those in attendance.

Harold Hall mentioned that most of the mobile home parks that are converting to RV parks are doing so because State law allows more camper sites on a lot than it would a mobile

home, he believes it is 2, it might be 3. Harold Hall asked if that is in consideration with this change, is this going to be 1 camper site per 1000 sq ft or is this going to be a camper site with how ever many the county or state allows. Harold Hall also asked what the reasoning would be not to allow other zoning districts with the 'A' designation such as R-15A, to not allow RV parks.

Nathan Rhue responded that the request before the board is for R-10A. Nathan Rhue also explained that the requirements for a manufactured home would still remain the same in regards to lot size. Nathan Rhue stated this request is not to individualize lots, that it would still require to be one property, as the regulations say with a minimum of 15 RV spots, but they would still need to be 1500 sq ft per lot per the current regulations. Toni Hardin added that there is also a requirement of 15 foot separation between trailers.

Allison Engebretson added that this would be a temporary recreational facility, a rented space for a certain amount of time, no one would live there. Nicholas Tripp asked if you cannot live there, can the trailer stay there. Allison Engebretson responded that you cannot live there, but the trailer could be stored there. Harold Hall asked if that would apply to the mobile homes that will be there. Allison Engebretson answered that mobile homes would be different, it would be a different application. Harold Hall asked if that would be handled by the Home Owners Association.

Allison Engebretson responded that this is only RV parks and campgrounds that is under discussion. Harold Hall stated that if they are going to put a camper there, they cannot stay year round, and someone else wants to put a mobile home there, because that's allowed, then can they not stay year round? Allison Engebretson responded that a mobile home would not necessarily be allowed in an RV park. Harold Hall stated that it would be zoned for that, it would be R-10A. Toni Hardin mentioned that it is already permitted as a special use with special regulations, to have a mobile home park.

Nathan Rhue mentioned that it is already in the Town's regulations as far as an RV park that you cannot use manufactured homes on that site. Harold Hall asked that if you changed R-10A to allow campers, no one in R-10A can bring in a mobile home. Nathan Rhue responded that if it is R-10A and someone proposes to use it as an RV park, they could not use manufactured homes. A manufactured home park is already permitted in an R-10A district. Harold Hall states that you are changing the rules to where some residents can live there and some cannot. Toni Hardin responds that she believes Harold Hall is talking about a mixed use where you would have a mobile home and an RV park together. Harold Hall stated that you are not changing R-10A to no longer allow manufactured homes, just to allow campers, so you have 2 types of residences on the same zoning plot.

Allison Engebretson responded that it would not be on the same parcel. Allison Engebretson mentioned that if an RV park wants to come in to the Town that there is a process that they need to follow with applications and reviews, just like if a mobile home park wanted to come in, they would need to do the same thing. Nathan Rhue explained that if someone proposes an RV park, that is their intent, just RV's, they are not looking at it as a manufactured home park., but somebody could come and propose a manufactured home park. Both uses would be allowed, but they cannot be combined. Harold Hall asked why not. Toni Hardin responded that it would be not be allowed under section 7-4-11 under item number J – manufactured homes are prohibited in an RV park, that the Town's current zoning does not allow both uses to be combined on the one parcel.

Nicholas Tripp asked if allowing campers in R-10A would change the density volume, would it allow more density. Harold Hall stated that is like the first question he asked, can you have more campers on a single lot like the State allows. Nathan Rhue responded that campers would be permitted on a 1500 sq ft lot, that is the minimum size lot requirement. Toni Hardin added that for a mobile home it is 5000 sq ft. Harold Hall states that they could have 3 campers. Toni Hardin responded that they still need to be 15 feet apart. Allison Engebretson stated that she believes it depends on the total acreage, that each site would be different. Nicholas Tripp asked if there would be a change in the density.

Allison Engebretson responded that there would be the same regulations across the board, they are not asking for them to be changed. Harold Hall stated that Allison Engebretson is saying the same regulations, it is R-10A, so one per lot, but you are asking if there could be more campers, and that State does allow that. Allison Engebretson responded that there are supplemental conditions that govern RV campgrounds as Toni Hardin mentioned. Harold Hall stated that is the ordinance which you are now changing. Toni Hardin responded that the supplemental conditions under 7-4-11 are being changed or staying the same, and they are staying the same.

Harold Hall stated that the regulation you cited will be changed by the regulation request the applicant is requesting. Toni Hardin responded no it will not be changed, that the applicant is asking to add language to section 7-3-10, and that the section that she cited earlier was section 7-4-11. Allison Engebretson added that essentially what the applicant is asking for is to add the use of RV park to be allowed in another zoning district within the Town, and that the supplemental regulations that govern an RV park remain the same.

Harold Hall stated that he sees the conflict, but that Toni Hardin is an attorney and if she does not see the conflict that he will trust her judgement. Toni Hardin answered that she is not wearing that hat right now. Harold Hall responded that she still has the ability to see if there is a conflict, that he sees conflict. Toni Hardin stated that what they are asking to change is supplemental to that, that if the Town did not already have the supplemental regulations in place, that she could not quote them. Toni Hardin on to say that the applicant is only asking to add the language "add campers and recreational vehicles" to R-10A.

Nicholas Tripp asked for clarity on the Town Council meeting and why the rezone was denied. Nicholas Tripp stated that the Town Council denied the applicants rezone application for this property and asked why it was denied. Nathan Rhue responded that some Town Council members felt that they did not desire to have an RV park, or that it was not compatible with the other uses. John McIver asked if there was any additional discussion or comments. Applicant Chris Buffalino stated that they went to the Planning Board and it was approved, and it went on to the Town Board. Toni Hardin responded that this will have the same process, that the Board will vote to either recommend or deny, and then it will go on to the Town Council for final decision. John McIver asked if there was a motion. Toni Hardin asked if there was any additional discussion, John McIver responded there was not.

A motion was made by *Nicholas Tripp* and seconded by *Toni Hardin* 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.. *All Agreed.*

Persons wishing to address the Board

There were none.

Staff Updates

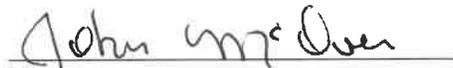
Nathan Rhue mentioned the groundbreaking event that occurred last week at the Camp Davis Industrial Park for Blue Water Candy fishing lures. Nathan Rhue also mentioned Atlantic Seafood also at Camp Davis Industrial Park and are currently building their maintenance garage which is the first phase of their development. Nathan Rhue stated that the Community Development Department has also issued permits for the new subdivision, Home Place, and Buckhorn Townhome Development.

Board Member Questions or Concerns

There were none.

Adjourn

A motion was made by *Dave Mosey* and seconded by *Toni Hardin* to adjourn the meeting at 6:30 PM. *All Agreed.*



John McIver
Chairman



Marsha-Gray Kircher
Community Development Department