

Jeff Wenzel
Mayor

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Mayor Pro Tem

Rena Bragg
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Heather Reynolds, CMC
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TOWN OF HOLLY RIDGE PLANNING BOARD MEETING MINUTES September 21st, 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 was Nathan Rhue from the Community Development Department. Applicant Chris Buffalino from CKBuff Enterprises, LLC and Brad Schuler from Paramounte Engineering and Matt Rogers from Evolve Companies, LLC were also in attendance.

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 *Nicholas Tripp* to adopt the agenda with change – voting on Vice Chair position. *All Agreed.*

A motion was made by *Toni Hardin* and seconded by *Dave Mosey* to nominate Nicholas Tripp as Planning Board Vice Chair. *All Agreed.*

Adoption of Minutes

A motion was made by *Dave Mosey* and seconded by *Toni Hardin* to adopt the minutes from Planning Board Meeting held on August 26th, 2021. *All Agreed.* A motion was made by *Dave Mosey* and seconded by *Nicholas Tripp* to adopt the minutes from Planning Board Meeting held on September 2nd, 2021. *All Agreed.*

New Business

Zoning Map Amendment – Evolve Companies, LLC

Presented by Nathan Rhue. The staff report containing information pertaining to the zoning map amendment, that applicant has also received a copy of this report for further consideration. The applicant is in attendance – Evolve company and Paramounte Engineering. There are two properties in question, one currently owned by Douglas Gray and others, and the other parcel that is owned by Grace Free Will Baptist Church. The properties are located on US Hwy 17, and identified as #009158, map # 734-46, and #060395, map # 734-46.1. The total acreage for the properties is 48.62 acres, with the current zoning being R-20 and RA, and the requested map amendment being Commercial.

Nathan Rhue explained that the two pieces of property in question are down the road from The Townes of Holly Ridge, town home development, heading south of US Hwy 17. The current zoning is R-20 and RA, with surrounding properties zoned R-20, RA, Commercial and Light Industrial. Most of the land surrounding these properties are vacant and undeveloped residential parcels, with across the street having some commercial properties, and the new Home Place subdivision. There does appear to be some occupied residential dwellings south of this property, and commercial properties across the street with a strip mall shopping centre. The future land use designates this particular property as low density residential, however there are sections within the land use plan showing a desire for commercial along US Highway 17. Nathan Rhue reminds the Board, that with any rezoning, the Board needs to take into consideration all permitted uses within the Commercial district prior to setting their recommendation on one particular use.

Nicholas Tripp asked for clarification about the properties in question, both being zoned R-20 and RA, if it is just these 2 oddly shaped properties to be zoned Commercial. Nathan Rhue responded that it is the whole section that is outlined in red in the staff report that is requesting to be rezoned to Commercial. Nathan Rhue explained that currently the property is split zoned, meaning there is two different zoning districts on one piece of property. The 48 acres consists of the two properties – one being a smaller piece located in the middle which is also being included in this rezone request.

Nathan Rhue reminded the Board that based upon the Town's ordinance, they should consider the guidelines pertaining to amendments, which is in Section 7-7-4. 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. It would also provide for additional options for residential development.

(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.

Nathan Rhue explained to the Board, that based on the guidelines, it is Staff's recommendation to approve the request as submitted; the variety of land uses, and the fact that it is located along US Highway 17 and that could afford more commercial options. Nathan Rhue also mentioned that it is consistent with the Comprehensive Land Use Plan and affords major business along the thoroughfare as well as additional residential options, and compatible with other uses due to there currently is a mix of commercial and residential in the existing area.

Nicholas Tripp stated that it appears to be a lot of commercial in this one area and will abut residential. John McIver stated that the Land Use Plan has this all as commercial along the 17, to have as much commercial as we can. Toni Hardin stated that this is where the commercial should be, along the corridor of 50 and 17. Nathan Rhue added that there is now also the option of Planned Unit Developments with commercial in the front. Nicholas Tripp stated that if that is a viable option, a PUD overlay, the R-20 could stay where it is or does it have to be zoned commercial to be classified as a PUD. Nathan Rhue responded that it depends on what uses are going in there. Nicholas Tripp stated that they cannot make the determination based on the uses.

Nathan Rhue answered that is correct, but the R-20 is more of the single-family variety, whereas the commercial district could afford multi-family development as well.

Nathan Rhue explained that depending on how this property is developed, within the commercial zoning district by special use there is also the allowance for multi-family; town homes, condos and apartments. The Townes of Holly Ridge, and Buckhorn development next to Smoky Tony's are an example of this. These are all examples of what could be permitted in the commercial district, just as a point of information, not to commit anyone to any particular use. Toni Hardin stated that they cannot consider the use, but she did notice in the original application that the applicant was trying to get it rezoned to MFR. Nathan Rhue stated that the applicant changed the request from rezone to MFR, to rezone to Commercial.

Brad Schuler with Paramounte Engineering, the planner for the project presented himself to the Board. Brad stated to the Board that the applicant is seeking to annex this property and rezone it; that they chose the commercial zoning district because it does allow a variety of uses including residential. Brad Schuler explained to the Board that it is the intent of the applicant to develop a mix use type of development on this site with commercial fronting Highway 17 and behind that transitioning to residential. They understand that the Planned Unit Development ordinance was recently adopted and believes that would be a great fit for this project and would allow for the flexibility of mixture of uses that the client is looking to construct.

Toni Hardin asked if there is anything located on the R-20 behind this property, or on the RA beside it. Nathan Rhue responded that there is some sort of structure behind it, but not sure what it is, and that there is a couple of residential on the south right before Drag Strip Road but has not seen anything or heard of any proposed future development for this area. Nicholas Tripp asked how the PUD would be implemented. Toni Hardin stated that she does not believe that is what before them, they are deciding if this should be rezoned from residential to commercial and then they would go before the Board at a later date for that option. Nicholas Tripp stated that they could approve it now and they would not have to do that. Toni Hardin stated they would have to have the complete plan ready, and they are not at the point. Nathan Rhue explained that this is just a standard rezoning request, and to consider all the permitted uses versus what may or may not happen.

Chairman John McIver asked if the applicant or representative have anything that they would like to add. Brad Schuler stated that they feel this is an appropriate location for a commercial or mix use development on Highway 17 and understands that Holly Ridge wants to see more commercial businesses along this corridor. Brad Schuler explained that they do not have the final plan right now but do plan on coming back with some form of mix use development that will transition with residential in the rear, and that the PUD option was recently adopted, and plan to pursue that route to be back before the Board for approval. Brad Schuler explained that there is already commercial in the area, and a lot of the residential is currently undeveloped, with a few town home developments and the industrial park close by.

Chairman John McIver asked if the Board had any additional questions for the applicant. There were none.

A motion was made by *Dave Mosey* and seconded by *Nicholas Tripp* 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. *All Agreed.*

A motion was made by *Toni Hardin* and seconded by *Nicholas Tripp* to adopt the consistency statement as provided by Staff to accompany the recommendation of approval. *All Agreed.*

Persons wishing to address the Board

There were none.

Staff Updates

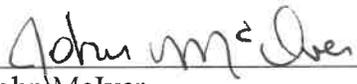
Nathan Rhue explained that Circle K is moving along, and already have the underground tanks installed. Home Place subdivision is going steady building their new houses, and The Landings at Stump Sound off Hardison road has also started construction.

Board Member Questions or Concerns

Toni Hardin asked if the Town Council approved the PUD Ordinance. Nathan Rhue responded that yes it was approved and adopted.

Adjourn

A motion was made by *Dave Mosey* and seconded by *Toni Hardin* to adjourn the meeting at 6:45 PM. *All Agreed.*



John McIver
Chairman



Marsha-Gray Kircher
Community Development Department