

Jeff Wenzel  
Mayor

Pamala Hall  
Mayor Pro Tem

Rena Bragg  
Councilmember

Greg Hines  
Councilmember

Dexter Sholar  
Councilmember

Carolyn Stanley  
Councilmember

# *Town of Holly Ridge*

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## **TOWN OF HOLLY RIDGE PLANNING BOARD MEETING MINUTES January 18th, 2022 6:00 P.M.**

### **Call to Order**

The meeting was called to order at 6:00 PM. Members present were John McIver, Toni Hardin, Dave Mosey, and Nicholas Tripp. Also present was Nathan Rhue and Marsha-Gray Kircher from the Community Development Department. Applicant Edwin Bahouth was 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 *Dave Mosey* and seconded by *Toni Hardin* to adopt the agenda with the addition of nomination for Chair and Vice Chair for the Planning Board. *All Agreed.*

### **Adoption of Minutes**

A motion was made by *Nicholas Tripp* and seconded by *Toni Hardin* to adopt the minutes from Planning Board Meeting held on December 21<sup>st</sup>, 2021. *All Agreed.*

## **Nomination of Chair and Vice Chair**

A motion was made by *Toni Hardin* and seconded by *Dave Mosey* to nominate John McIver as Planning Board Chair. *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.*

## **New Business**

### **Zoning Map Amendment – Edwin Bahouth – 226 E Ocean Road**

Presented by Nathan Rhue – the request received by the applicant Edwin Bahouth is for 226 E Ocean Road, 0.73 acres to be rezoned from R-15 to Neighborhood Business (NB). Nathan Rhue presented the Board with an aerial of the property to define property's location, and then a zoning map to show the zoning designations of surrounding properties, to include several zoned commercial and neighborhood business.

Nathan Rhue mentioned to the Board that the parcel currently has a vacant single-family dwelling located on the property. Found at the corner of N Dyson and E Ocean, the parcel is located in the same block as the new Circle K gas station currently under construction and the recently renovated hair salon. Also located on E Ocean is a structure currently under renovation to be used as a café. Along N Dyson, Jones Funeral Home is located at the rear of the subject parcel with Penslow Health Clinic and the Holly Ridge Town Hall found in the vicinity as well.

Nathan Rhue explained that the Holly Ridge Comprehensive Land Use Plan, in particular the Future Land Use Map, designates this particular parcel, as well as surrounding parcels, as Mixed-Use causing this request to be consistent with the Town's plan and would assist in satisfying some of the public input priorities found within the Land Use Plan, namely in attracting a broad variety of businesses. The preferred Land Use mix is primarily commercial, retail, and office with multi-family residential uses in vertical and horizontal mixed-use development. Nathan Rhue mentioned that it would be looked at from a whole area standpoint where it is mixed between some commercial and some residential – there currently is that concentration of both residential and commercial uses.

Nathan Rhue mentioned to the Board that as with every rezone, the Planning Board should consider all the permitted uses within the district. In accordance with the Town's Ordinance, 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.

It was Staff's opinion that the surrounding properties found within the area are zoned R-15, NB, and Commercial. The adjoining properties are utilized for both residential and commercial uses. Similar uses within the Neighborhood Business 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.

It was Staff's opinion that as part of the purpose of the Neighborhood Business zoning district, the requested rezoning would accommodate retail, service and related businesses that cater to the immediate community and residential districts. The proposed district classification would be in the general public interest as additional commercial options would be available for them.

(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.

It was Staff's opinion that being as commercial and residential, including multi-family residential, uses are found in the area, the variety of permitted uses within the NB District would afford options to accommodate the districts purpose as well as permit uses that would be appropriate to those that currently exist.

(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.

It was Staff's opinion that being the districts and land uses currently existing in the area include residential and commercial, 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.

The Holly Ridge Comprehensive Plan designates this area for Mixed-Use development. As such, a concentration of commercial, service, institutional, and residential uses should be provided. The variety of uses within the NB District would be in accord with this designation and is consistent with said Plan.

Nathan Rhue mentioned to the Board that it is Staff's recommendation to approve this rezone as submitted on the basis that there is both residential and commercial uses that exist in the area. Both residential and commercial uses exist in the area, as well as directly adjoining, the subject parcel. The permitted uses found within the Neighborhood Business district allow for more commercial uses which would be beneficial for this property as it is located along a major corridor in Holly Ridge. Additionally, Neighborhood Business districts are also located adjacent to and within the surrounding area of the subject property.

Nathan Rhue explained that the Town of Holly Ridge Comprehensive Land Use designates this area as Mixed-Use which should provide a concentration of commercial, service, institutional, and residential uses. With both such uses found within the area, and adjacent to the subject property, the request to rezone the property to Neighborhood Business appears to be consistent with the Town's plans. Additionally, the prospect of locating commercial uses on property along a major thoroughfare could also be considered reasonable and in the public interest.

Chairman John McIver asked the applicant if he had anything he would like to add. Edwin Bahouth expressed to the Board that he hopes for the approval and be part of the community. Chairman John McIver asked if the Board had any questions for the Nathan Rhue or the applicant.

There were none. Chairman John McIver asked if there was a motion to recommend approval or recommend denial.

A motion was made by *Nicholas Tripp* and seconded by *Dave Mosey* 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 consistent with the Town of Holly Ridge Comprehensive Land Use Plan because the permitted uses within the NB District allow for uses that qualify for Mixed-Use development as designated by the Town's Plan and would prove to be reasonable and in the public interest by providing additional commercial options to both residents and traveling public and forwards this included Consistency Statement to the Holly Ridge Town Council. *All Agreed.*

**Persons wishing to address the Board**

There were none.

**Staff Updates**

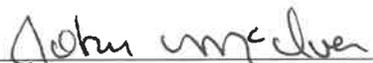
Nathan Rhue mentioned that Lavish Hair Salon have moved into their new building. Townhomes at Buckhorn are steady, as well as Homeplace, Landings at Stump Sound, and Summerhouse is continuing with construction. Very steady with construction.

**Board Member Questions or Concerns**

There were none.

**Adjourn**

A motion was made by *Nicholas Tripp* and seconded by *Dave Mosey* to adjourn the meeting at 6:15 PM. *All Agreed.*

  
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John McIver  
Chairman

  
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Marsha-Gray Kircher  
Community Development Department