

Jeff Wenzel  
Mayor

Pamala Hall  
Mayor Pro Tem

Rena Bragg  
Councilmember

Greg Hines  
Councilmember

Dexter Sholar  
Councilmember

Carolyn Stanley  
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 March 21, 2023 6:30 P.M.**

### **Call to Order**

The meeting was called to order at 6:30 PM. Members present were Dave Mosey, Toni Hardin, Anna Gaskins and Nicholas Tripp. Also present was applicant Michael McCafferty, Camp Lejeune liaison Tim McCurry, in addition to Nathan Rhue and Marsha-Gray Kircher from the Community Development Department.

### **Invocation and Pledge of Allegiance**

Board paused for a moment of silence. Dave Mosey 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 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 Meeting held on January 17<sup>th</sup>, 2023. *All Agreed.*

## **New Business**

### **A. Zoning Map Amendment – US Hwy 17 N – Michael McCafferty**

Presented by Nathan Rhue – requested map amendment by rezoning a property located on US Hwy 17 N, which encompasses 0.88 acres currently owned by Michael McCafferty. The property has recently been subdivided into two lots, originally it was a larger 3.06 acre tract, but this rezone request only pertains to the smaller triangular piece on the north side of the access road for Camp Davis airfield. There is a 20 foot easement to allow that access to match the adjoining property which is owned by US Marine Corps, Camp Lejeune.

The property is currently zoned Light Industrial with a request to rezone to Neighborhood Business. The purpose of the Light Industrial district is to provide locations for light industrial and/or manufacturing, processing and assembly uses with the minimum square footage of 4,500 square foot for the lot area. The Neighborhood Business district is to accommodate retail, service and related business that cater to the immediate community and the residential districts with a minimum of 4,500 square feet being the area of the lot.

Nathan Rhue explained that the surrounding properties are mostly vacant with the exception of across the street having a single family dwelling. This particular property does provide utilized access to Camp Davis airfield. Mr. Tim McCurry is present to provide any concerns and comments related to this. There is an email chain in the staff packet provided expressing such concerns. The future land use map and comprehensive land use plan indicate this particular property being Commercial. As with all general rezone requests, map amendments to consider all the permitted uses within the requested zoning district, supplied in the staff packet.

Nathan Rhue reminded the Board of Section 7-7-4, the Ordinance provides policy guidelines that the Planning Board should consider relating to the zoning amendments.

- (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 Light Industrial, Neighborhood Business, and R-15. The majority of adjoining properties are vacant and undeveloped and could be utilized for both residential and commercial uses. Similar uses within the Neighborhood Business district could 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 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. However, consideration of military impacts should be given as this location is part of a main access road for the Camp Davis airfield.

(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.

The area is largely vacant and undeveloped. However, being as commercial and residential, including potential multi-family, could be found in the area, the variety of permitted uses within the NB District would afford options to accommodate the district's purpose. Located on a major thoroughfare of Holly Ridge, uses within the NB District would be appropriate for this area.

(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 districts and land uses currently existing in the area are largely vacant and undeveloped, yet could include more residential and commercial uses, 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. However, consideration of military impacts should be given as this location is part of a main access road for the Camp Davis airfield.

(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 Commercial development. As such, a concentration of commercial, either with high or low intensity, in this area would be consistent with the Town's Plan. The variety of uses within the NB District would be in accord with this designation.

Nathan Rhue explained to the Board Staff's evaluation of the request to amend the Town's Zoning Map by rezoning the subject property from Light Industrial (LI) to Neighborhood Business (NB). The request is with the intentions of assigning the same zoning district as the neighboring property located South of the subject property that is under the same ownership and recently subdivided.

The surrounding parcels appear to be vacant and undeveloped, with a single-family dwelling located across US Hwy 17. Another parcel across US Hwy 17 and consisting of approximately 17 acres was approved for a Planned Unit Development, with commercial development along US Hwy 17, in 2022 but not progress has been physically started on the site at the time of this application. Surrounding properties are similarly zoned NB and LI, causing the uses permitted within the NB District to be compatible with this area, especially being as it is located along a major thoroughfare of Holly Ridge.

Nathan Rhue mentioned that according to the Marine Corps Liaison, Tim McCurry, this parcel does have great interest for the military as it is the primary entrance for vehicles accessing the Camp Davis airfield for a host of reasons, including the current repaving of the Camp Davis South runway. Mr. McCurry also notes that the primary concern for the military is because of

traffic safety concerns near the main entrance of the airfield. Large military vehicles access this road for military operations where they tend to use convoys for administrative or actual field operations. Having a business entrance/exit close to the Camp Davis entrance raises some concern and Mr. McCurry desires said concerns be considered by NCDOT during the review of a submitted development proposal.

The Future Land Use Plan designates this area as Commercial. As such, the Plan states that future high-impact commercial development is intended to be located along major thoroughfares on NC 50 and US 17 that have easy access for automobiles. It also states that lower intensity commercial uses such as small offices and boutiques are also appropriate within this designation. The uses within the Neighborhood Business District appear to be consistent for this area, primarily due to the location along a major thoroughfare of Holly Ridge. Based upon the uses that either currently exist or could exist in the area, the proposed amendment would be reasonable and in the public interest as additional uses could afford for more commercial uses that would cater to both citizens and traveling public.

Nicholas Tripp asked for clarification – this is currently two parcels. Nathan Rhue responded yes; it is two parcels. The one provided in the packet shows the recorded subdivision, which was just completed January 30<sup>th</sup>, therefore GIS has not been updated to show the delineation of the two parcels. The request is for the parcel that is currently zoned Light Industrial.

Dave Mosey asked if Nathan Rhue had any additional comments or information. Nathan Rhue added that the applicant and the Marine Corps liaison are present for any questions the Board may have. Dave Mosey asked Mr. Tim McCurry what the military thinks about this situation and request.

Mr. Tim McCurry stated that first off, they do not have any objection to the rezoning request – they go through great lengths to ensure the property owner develops their private property as they see fit. Their concerns are the military traffic that is using Camp Davis. Camp Davis south is currently undergoing extensive resurfacing, that is going to be their best runway. There currently is 6 between Cherry Point and Camp Lejeune, and this one will have the most usage. There will be shifting from Camp Davis North, the fixed wing aircraft, the C-130's for the para ops, will be shifting over to Camp Davis South. This does not affect Holly Ridge because the air traffic patterns go on the far side of the airfield.

Anna Gaskins commented that we hear you all night long. Tim McCurry responded that he would not go into the sound of freedom or anything like that right now.

Tim McCurry mentioned that they are limited when it comes to the training area. There were some previous objections when the apartments were proposed next to the BBQ place, but that was security based. The security fencing was completed, which extends back behind this property in question today, security is no longer an issue. The issue that remains is the convoy traffic because there is an airfield seizure facility that is on the Camp Davis South/Airfield side also. This is where we practice taking over static airfields.

Tim McCurry expressed that his concerns are how military convoy traffic travels, they travel ducks in a row. Early morning, whichever type of neighborhood business this is going to be, that needs to be taken into consideration because they are going to be making a right hand

turn there, ducks in a row, slow moving traffic traveling at 45 mph and making a right hand turn there. It would take working with NC DOT when the property is developed to be at the table to take that into account; I foresee things like a turn signal from a 7-ton vehicle making a right hand turn, you got someone who just got some morning coffee wants to get out in a rush, the 7-ton vehicles cannot stop on a dime. Tim McCurry also mentioned that they use student drivers when driving to Camp Davis South as part of their training. Convoys moving are always a safety concern – there is potential for accidents, just want to make sure as projects are developed, we take those considerations into place, heavy moving multiple vehicle convoys.

Dave Mosey asked Tim McCurry for the average number of vehicles going through there every day due to the current resurfacing project. Tim McCurry responded that it is all commercial, private companies that are doing that; it would be similar to a road paving job, which once completed it would only be military traffic. Dave Mosey asked when they are expecting that runway resurfacing project to be complete. Tim McCurry responded that it should be completed within the year.

Toni Hardin asked if this rezone would happen and later go on to develop it, with the NC DOT items be required at that point. Nathan Rhue responded absolutely, every subdivision and non-residential development is run through the TRC, which as part of that, NC DOT is consulted with that. Nathan Rhue mentioned that this was sent to our local NC DOT representative, but have not heard back as of yet, but is confident that it will take the military concerns into consideration.

Nicholas Tripp asked if this was a public road. Nathan Rhue responded no. Nicholas Tripp asked if there was an easement. Nathan Rhue responded that it does now. Nicholas Tripp asked which land has the easement. Nathan Rhue answered that as it exists now, there is a 20-foot easement officially granting access into that airfield. Nicholas Tripp asked if we could see another instance like with Circle K, where the road just runs behind it or in between it but is not really a designated road, the cut through; could we see there where it is a parking lot and an easement. Nathan Rhue responded probably not, being that it is an access easement.

Dave Mosey asked with regards to the road, prior to the upgrade of the airfield, how many military vehicles would use this road on a weekly basis. Tim McCurry responded that it is hit or miss depending on the training area. If it is para ops there would be 200 operations a year for flight operations with convoys of only 2 or 3 sticks. When it is aircraft seizures, it would be company size operations which would be an infantry company loaded in the back of 7-ton vehicles and charter white buses. There are many variables, but approximately 3,000 vehicles a year, which is a guess, but usually a couple of times a week, 3 or 4 vehicles. Tim McCurry expressed it is the ducks in a row pattern which is their main concern, the more ducks in a row is when it is more problematic. Dave Mosey thanked Tim McCurry and apologized for putting him on the spot. Tim McCurry stated that he could get that information for the Board if required.

Anna Gaskin asked if that could only be entered and exited on US Hwy 17. Nathan Rhue responded yes that is correct. Toni Hardin mentioned that the military concern was if they are going through that access road. Anna Gaskins mentioned to the applicant that it would not hurt to put some kind of signage up regarding the military traffic.

Applicant Michael McCafferty responded definitely for safety concerns, and there is also the big red Camp Davis sign out there. Dave Mosey asked if the applicant would like to talk about the property.

Michael McCafferty mentioned that he is not in the Marine Corps anymore, but less than a mile north there is another access road to Camp Davis; do not know if that is feasible for them to use that road instead. Tim McCurry responded he does not know, as every time they have been they use the access road in question tonight as it is a direct shot to the airfield seizure facility. Tim McCurry stated he is not sure which training area that access road is utilized for, he would have to find out.

Toni Hardin asked if the military owns both properties behind this property. Tim McCurry responded yes. Tim McCurry stated that the military owns everything up to Verona, there is 44,000 acres back there.

Dave Mosey asked the Board for any comments, questions or thoughts.

Anna Gaskins responded that it is pretty direct what is going on there and recommends rezoning the property to Neighborhood Business. The applicant is present and aware of the surroundings and concerns and recommends rezoning. Nicholas Tripp had nothing to add. Toni Hardin concurred with Anna Gaskins.

Nathan Rhue reminded the Board that like with every development, everything is done from a TRC perspective. With this being right on US Hwy 17, NC DOT would have to weigh in on the situation, and the military due to close proximity of training areas.

Dave Mosey asked if there were any further comments from the Board. There were none. Dave Mosey asked for a motion.

A motion was made by *Nicholas Tripp* and seconded by *Toni Hardin* that the Town of Holly Ridge Planning Board hereby recommends approval of the proposed amendment of the Holly Ridge Zoning Map and finds that (i) it is consistent with the Town of Holly Ridge Comprehensive Land Use Plan because the permitted uses within the NB District allow for commercial uses that qualify for such development within the Commercial designation as noted by the Town's Comprehensive Land Use Plan and would prove to be reasonable and in the public interest by providing additional commercial options along a major thoroughfare of Holly Ridge for 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.

### **Board Member Questions or Concerns**

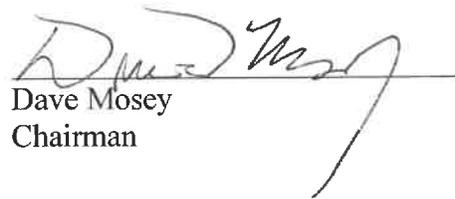
Anna Gaskins asked about Summerhouse and the trucking from their sewer plant. Anna asked if it was being utilized – they are trucking it to Jenkins Street Extension. Nathan Rhue that there was a discussion concerning that but not sure how long it will continue for but can find out.

## Staff Updates

Nathan Rhue mentioned that it is good to see Hwy 50 moving along with development. The RV Park phase 1 is complete, phase 2 they are currently working on. The former Sail Into Nutrition location was purchased and is getting turned into a brewery. Anna Gaskins heard there was a strip mall coming into Holly Ridge along Hwy 50 – that used to be a fenced flea market. Nathan Rhue mentioned that particular property has been subdivided, with plans to renovate the building for a photography studio, but now talks of tearing that building down, but no further discussion. The apartments on US Hwy 17S – trying to determine some road ownership questions, and a NC DOT study for a possible traffic signal at that location. UPS coming into Camp Davis Industrial Park. More discussions with prospects.

## Adjourn

A motion was made by *Anna Gaskins* and seconded by *Nicholas Tripp* to adjourn the meeting at 7:07 PM. *All Agreed.*

  
Dave Mosey  
Chairman

  
Marsha-Gray Kircher  
Community Development Department