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Heather Reynolds
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Town Clerk

TOWN OF HOLLY RIDGE PLANNING BOARD MEETING MINUTES June 17, 2025 6:00 P.M.

Call to Order

The meeting was called to order at 6:00 PM. Members present were Dave Mosey, Toni Hardin, Anna Gaskins and Emily Hedrick. Also present was Nathan Rhue, and Marsha-Gray Kircher from the Community Development Department.

Roll Call.

Roll Call was performed by Dave Mosey. Jeff Barton was absent.

A motion was made by *Emily Hedrick* and seconded by *Anna Gaskins* to excuse the absence of Jeff Barton. *Not all agreed, Dave Mosey opposed.*

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 *Emily Hedrick* to adopt the agenda

as presented. *All Agreed.*

Adoption of Minutes

A motion was made by *Toni Hardin* and seconded by *Anna Gaskins* to adopt the minutes from the Planning Board Meeting held on April 15th, 2025, with correction. *All Agreed.*

New Business

A. Zoning Text Amendment – Section 7-9-20/7-9-21 - Buffers

Presented by Nathan Rhue – this was proposed by Anna Gaskins, as part of the Planning Board to discuss with the Board. The language that was proposed is just a starting point. Currently 7-9-20 has buffering requirements as follows: *In all districts, a uniform buffer or screen is required along the side and rear lot lines between commercial and industrial uses and residential or rural agricultural districts or residential uses. Buffers, only as specified in Section 7-9-21(A)(1), are required between proposed manufactured home parks, RV/campsites or multi-family dwellings and single family districts or uses.*

Nathan Rhue mentioned the buffering specifications as stated in 7-20-21

(A) Unless specified elsewhere in this Ordinance, a buffer shall be one (1) of the following:

(1) A six (6) foot high opaque fence/wall installed no closer than three (3) feet from the property line, with the finished side facing the adjoining parcels; or

(2) A buffer that is eight (8) feet wide shall include two (2) staggered rows of evergreen plantings, to include six (6) trees, six (6) feet in height and twenty (20) shrubs per 100 feet; or

(3) A twenty (20) foot wide natural wooded barrier; or

(4) A combination of a barrier and plantings as approved by the Zoning Administrator 91

(B) A buffer shall not be placed in the right of way or where it will interfere with a sight triangle. The opaque fence or wall must dampen noise and shall not permit visibility from one side to the other. It may be of decorative masonry, wood plank or basket weave construction. Where evergreens (trees and shrubs) are used, it is recommended that a size no less than a three (3) gallon container size be used. The natural wooded barrier shall be undisturbed, natural low bushes, shrubs or trees. The natural buffer must provide reasonable screening in the estimation of the Zoning Administrator.

Nathan Rhue explained that a 6-foot-high fence or wall is required between proposed manufactured home parks, RV/campsites or multi-family dwellings and single family districts or uses. The proposed change would change the height from 6 foot to 8 foot and also include two or more storied structures in single family districts or uses. Nathan Rhue asked Anna Gaskins if this is correct. Anna Gaskins responded yes.

Nathan Rhue asked the Board if it is their intent for these two or more storied structures be any structure in residential, commercial and multi-family, or was it more along the lines of only multi-family units and commercial units.

Anna Gaskins mentioned that she went around looking at the fences in Town, the fence at the RV park was perfect, that is what needs to be done between single family dwellings and multi-family. This fence covers what they are planning on doing behind there. Anna Gaskins mentioned an example, a single-family dwelling and now suddenly a huge, tall multi-family dwelling built next door, a higher fence line is needed to hide what is going on over there.

Anna Gaskins also mentioned commercial development along US Hwy 17; there is a need for buffering, something that covers what is going on between the commercial and residential. Anna Gaskins mentioned that there are a lot of residential dwellings along US Hwy 17. Anna Gaskins stated that she believes 8-foot-high fencing is going to cover better than the currently 6-foot requirement. It looks better than 6 foot and covers more.

Toni Hardin mentioned that if Anna Gaskins is only talking about multi-family, the word 'and' needs to be removed from the proposed verbiage, otherwise you are also going to include residential, which is not Anna Gaskin's purpose here. There are some residential neighborhoods that do not allow fences. Toni Hardin used Summerhouse as an example and how they do not allow 6-foot-high opaque fencing in their subdivision.

Anna Gaskins stated that she is meaning for the fencing to be between each house, just around the perimeter of the development.

Dave Mosey noted the late arrival of Jeff Barton at 6:12pm.

Nathan Rhue explained that it would be interpreted with this change that a manufactured home park, an RV park/camp site, multi-family dwellings and two or more storied commercial structures would require 7-9-21 (a); fencing, which is proposed to be amended to 8 feet versus the current 6 feet.

Nathan Rhue mentioned that the building code requires any wall or fence over 6 feet high to have an engineered design.

Nathan Rhue explained the consistency statements. Action A would be consistent and recommended approval based on the following: (i) consistent with the Town's comprehensive plan (Town of Holly Ridge Comprehensive Land Use Plan) because the Town supports new commercial and multi-family developments that blend with surrounding neighborhoods and limit traffic, noise, and light impacts on existing residential uses (Policy 5.1.E) and (ii) that it is reasonable and in the public interest because fencing/walls, and the increased height, would provide more limitation of impacts between two or more storied commercial structures and residential uses/districts.

Nathan Rhue explained that Action B would be inconsistent and recommended denial based on the following: (i) inconsistent with the Town's comprehensive plan (Town of Holly Ridge Comprehensive Land Use Plan) because the Town supports growth that allows for the strategic placement of higher density residential, mixed use, and commercial development to accommodate and support future population growth and (ii) that it is not reasonable and in the public interest because solely limiting buffers between two or more storied commercial structures and residential

uses/districts would provide more financial burdens on development and limit options related to buffering.

Toni Hardin asked if the additional cost to have the plans engineered significant.

Nathan Rhue responded that it could be, it would depend on the size of the project.

Toni Hardin mentioned that if it was costly, the developer could choose another buffering option.

Nathan Rhue responded that is correct, however, with this amendment, if it is a manufactured home, an RV park/camp site, multi-family dwelling, or two or more storied commercial structure, it is limited to using a fence and would not have the other buffering options.

Emily Hedrick mentioned that the height of the trees would also need to be changed from 6 feet to 8 feet in height.

Nathan Rhue responded that could also be changed if the Board decides to change it. In a realistic term, this would apply to the Evolve apartments, RV sites, manufacture home parks, it would not include Sheetz, Circle K, Speedway. There are not a lot of two storied commercial and would not apply for any previously approved development.

Toni Hardin verified that anything over 6 feet must be engineered.

Nathan Rhue responded that is correct.

Dave Mosey asked if there was any additional discussion amongst the Board.

Jeff Barton mentioned that as far as engineering costs, it can be expensive and take additional time to wait on an engineer's availability. Jeff Barton mentioned the specifics of a pergola kit he had purchased to include size and wind zone and the need for an engineered letter.

Toni Hardin reiterated that it is very time-consuming and expensive to have an engineer involved.

Dave Mosey asked if there is any additional discussion amongst the Board regarding the proposed change.

Anna Gaskins mentioned that she wanted to hide the commercial from the residential since there is so much mixed use around here.

Toni Hardin stated that there are still requirements between commercial and residential currently in the ordinances.

Nathan Rhue responded that is correct, the only uses that are limited currently are manufactured home parks, RV park/camp sites, and multi-family dwellings; they must use a 6-foot-high fence.

Anna Gaskins stated the RV Park raised their fence, that is why it is higher. It is a nice fence.

Toni Hardin verified that if it is a manufactured home park, an RV park/camp site or multi-family dwelling they must use a fence. With the proposed change, it would also include two or more storied commercial. And the fence height is being proposed to change from 6 feet to 8 feet high.

Nathan Rhue responded that is correct.

Jeff Barton asked if two feet really make a difference. It is not going to hide it.

Nathan Rhue verified with Anna Gaskins that the proposed change is for all commercial districts and uses must use a fence.

Anna Gaskins responded yes.

Nathan Rhue expressed that the Town would have a hard time with that – to only allow fences or walls and no other buffering options.

Anna Gaskins agreed, but mentioned it was a nice thought. Anna Gaskins mentioned that the additional cost and time would be a discouragement, especially just for a fence.

Nathan Rhue mentioned that there would be some that would voice they want to save the trees and use a natural buffer.

Jeff Barton asked if the Town should eliminate the fence requirement.

Anna Gaskins responded no, just leave it as it is.

Dave Mosey asked for a motion.

Nathan Rhue explained that this was presented as more of a recommendation, but this has been more of a discussion, and it would not go any further than the Planning Board.

A motion was made by *Toni Hardin* and seconded by *Emily Hedrick* that the Town of Holly Ridge Planning Board hereby takes no action after discussion. *All Agreed*

B. Zoning Text Amendment – Article XIII - Definitions

Presented by Nathan Rhue – explained that Staff often deals citizens coming in and asking to set up something temporarily. Nathan Rhue explained that per the Town's ordinance, the current definition for temporary is: *A use which may be located in a zoning district not allowing the use on a permanent basis, after issuance of a permit specifying a limited duration for the use.* This can lead to inconsistencies and arguments down the road basing it on the time frame provided at time of application.

Nathan Rhue explained that the new definition would be: *A use which may be located in a zoning district not allowing the use on a permanent basis, after issuance of a permit for a duration not to exceed (90) ninety days.* Nathan Rhue mentioned that there are several things in the building code

which also use a timeframe of ninety days such as tents, and occupying an RV. This proposed change would go along with the verbiage in the building code.

Toni Hardin asked if someone could come and extend it if they needed more time.

Nathan Rhue responded that they could.

Nathan Rhue mentioned that if someone wanted to come and set up a roadside stand from July to November, this would fall out of temporary use, and into more of a permanent use and require a zoning permit. Therefore, a use would be assigned to the property. Nathan Rhue mentioned that the Town does issue a temporary use permit, which is different to a zoning permit.

Nathan Rhue explained the consistency statements. Action A would be consistent and recommended approval based on the following: (i) consistent with the Town's comprehensive plan (Town of Holly Ridge Comprehensive Land Use Plan) because it provides policies with clear direction to assist local decision making and consistency findings for zoning and (ii) that it is reasonable and in the public interest because it provides a specific time period for such uses and offers consistency related to such requests.

Nathan Rhue mentioned this proposed definition would not affect other areas of the ordinance with specific regulations associated with temporary uses, such as temporary housing. Those areas provide specific regulations associated with that specific use.

Dave Mosey asked the Board for any thoughts or discussion.

Toni Hardin stated that there should be a timeframe added to the definition of something that is temporary. Dave Mosey and Anna Gaskins agreed.

Dave Mosey asked for a motion.

A motion was made by *Toni Hardin* and seconded by *Anna Gaskins* that the Town of Holly Ridge Planning Board hereby recommends approval and hereby finds the text amendment to the Zoning Ordinance (i) consistent with the Town's comprehensive plan (Town of Holly Ridge Comprehensive Land Use Plan) because it provides policies with clear direction to assist local decision making and consistency findings for zoning and (ii) that it is reasonable and in the public interest because it provides a specific time period for such uses and offers consistency related to such requests. *All Agreed.*

Persons wishing to address the Board

There were none.

Board Member Questions or Concerns

Toni Hardin asked if the Town received any permit requests for the 'No King' protests. Staff

responded no that those requests would go through the Police Department.

Jeff Barton asked if they are planning on moving the large Board member desk over to the Community Center for the meetings. Nathan Rhue responded that he had not heard. Jeff Barton stated they are going to remodel the Council Chambers for office space. Toni Hardin asked if the Planning Board would be meeting over in the Community Center if they remodel. Nathan Rhue responded he was not sure; there are considerations on the drawing board.

Anna Gaskins asked if anything is coming close to ending with the Holly Plaza apartments. Nathan Rhue responded he has no idea, still under litigation.

Anna Gaskins mentioned the other apartments behind Holly Plaza, on N Hines Street that they are finally working on finishing them. Jeff Barton asked if they were going to finish them all. Nathan Rhue responded that is their intention. Anna Gaskins asked if it was new ownership. Staff responded yes, it is. Emily Hedrick asked if they were income based. Staff responded no it is not.

Nathan Rhue mentioned the Land Use Plan updates, and there will be a meeting in the Council Chambers on Tuesday, June 24th, from 5pm – 7pm. The consultant will be present and will run through the demographics of the Town and explain what the purpose of the Land Use Plan is. Toni Hardin asked if there have been more survey responses. Nathan Rhue responded that we have not received an updated count yet. Toni Hardin encouraged the Board to take the survey and to let others know about it. Nathan Rhue mentioned that anyone can take it.

Jeff Barton asked if Town Hall will be open on Thursday for Juneteenth. Staff responded yes, Town Hall will be open.

Jeff Barton asked if the Town's new website is up and running yet, that it was supposed to be done in March. Nathan Rhue responded, not yet, but working on it.

Dave Mosey mentioned that Onslow County has approved a plan for single family homes on Morris Landing Road.

Nathan Rhue mentioned the Board looked at a proposal from Coleman Parks in April, he withdrew his application. He is going to regroup and consider other options. There have been discussions related the uses he can use without needing Board approval.

Dave Mosey asked if there was any more discussion about the multi-family off Morris Landing Road. Nathan Rhue mentioned that it will be coming before the Board next month – there has been some design changes.

Jeff Barton is there was anything on the big property on Hwy 50 across from the boat place. Nathan Rhue there has been nothing come through. Toni Hardin stated that she wished they had of went through with the one that was approved for the concerts, and kids area, restaurant, and beer. Staff agreed, but there was a sewer issue.

Jeff Barton mentioned that the Onwasa engineers told him that they were installing sewer all down Hwy 50 and towards Surf City school on Shepards Road. Nathan Rhue mentioned that would be Pender County jurisdiction, or Surf City.

Dave Mosey asked Nathan if he had heard anymore about the legislation discussing redefining of wetlands. Nathan Rhue responded that the Federal government was getting involved with it, and then the State was changing it, but nothing more besides regulations changing. Nathan Rhue mentioned that the State only regulates 404 wetlands. Toni Hardin mentioned that the flooding is so much worse now, they have added so many impervious surfaces, and now it cannot flow back from the eastern part of the 17 to the western part of the 17 to even it out. Areas are flooding that you have never seen flood before.

Nathan Rhue mentioned that someone contacted Town Hall about a property that they are having difficulty selling. It was built in 2018, but the flood maps have been updated, and it went from a no flood zone to located in a floodway. There has been a lot of change regarding flood, with more areas effected now in Town. Staff does their best to advise and provide what guidance we can.

Adjourn

A motion was made by *Toni Hardin* and seconded by *Anna Gaskins* to adjourn the meeting at 6:54 PM. *All Agreed.*



Dave Mosey
Chairman



Marsha-Gray Kircher
Community Development Department