



Community Development Department Staff Report TA-2024-02-01 Planning Board Meeting Date: February 20, 2024

Recommended text amendments to the Holly Ridge Zoning Ordinance (Chapter 7) Section 7-3-26 Permitted Use Table to reference uses permitted within the Camp Davis Industrial Park Overlay.

Case #: TA-2024-02-01

Applicant: Town of Holly Ridge

Planning Board Action Required: Yes

Town Council Action Required: Yes

Actions:

1. **Recommend approval** of the request as submitted.
2. **Recommend denial** of the request as submitted.
3. **Recommend an approved modification** of the amendment as submitted.
4. **Continue** to a future date to obtain additional information or to further consider information presented. The next available meeting date is March 19, 2024
5. **Determine Consistency** with Holly Ridge Comprehensive Plan.

Overview

In June 2023, Town Council considered the request of expanding permitted uses within the Camp Davis Industrial Park. At the time, it was the intent to increase the uses due to the amount of interest that the Town received as to other uses that, while not listed, could prove to be compatible. Town Council, while not opposed to all the additional uses that were recommended, did not approve the amendment as it was submitted.

It is the attempt with this proposed amendment that reconsideration of the request be given as the noted interest has continued since the first consideration.

During their regularly scheduled meeting in September 2022, Town Council developed an overlay district within the Camp Davis Industrial Park. The purpose of the overlay is primarily intended to accommodate a wide range of assembling, fabricating, manufacturing, and distribution activities. The district was established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.

Those uses, as previously approved and currently found within Section 7-3-26, are indicated with an asterisk within the Permitted Use Table. In the course of the development of Phase II of the Industrial Park, requests were received for consideration of adding and expanding permitted uses to accommodate additional development options. The currently permitted uses, as well as the proposed additional uses noted in red, are as followed:

- Asphalt products manufacturing
- Bottling plants
- Concrete products production
- Metal machining, welding and fabrication shop
- Metal machining, welding and fabrication plant
- Motor vehicle manufacturing
- Paving and grading operation
- Woodworking Fabrication shop/plant
- Refinery
- Wholesale distribution
- Liquor Store (ABC Store)
- Microbrewery or microdistillery
- Meatpacking and poultry processing plant
- Processing plant (food)
- Accessory Structure/Use
- Wireless communication facility, small cell/collocation
- Boat repairs, sales, and service
- Industrial supplies and equipment sales
- Monument works/sales
- Mobile vendor
- Truck, farm equipment, heavy equipment, sales and service
- Blacksmith operations
- Contractor's office
- Heating and refrigeration repair shop
- Fire and Rescue (EMS)
- Police Department
- Truck/freight terminal (6 or fewer trucks)
- Truck/freight terminal (more than 6 trucks)

Staff Evaluation

The creation of the Camp Davis Industrial Park Overlay affords protection of both heavy and light industrial uses by centrally locating the heavier industrial uses within the confines of the existing and expanding industrial park.

The proposed additional uses would also afford additional uses that could be considered complimentary to previously approved uses such as boat and heavy equipment repairs, contractor offices, and heating repair. Consideration for the proposed additional uses also afford the opportunity for development of uses that could provide for closer proximity of emergency services such as hospitals and fire/police departments.

The 2019 Comprehensive Land Use Plan outlines that future designated Industrial areas are to establish and protect industrial areas for the use of industrial operations, heavy commercial uses, and other establishments with extensive outdoor storage or those that will have an impact on neighboring properties. As noted in the Comprehensive Plan, appropriate uses include industrial, manufacturing, office, and heavy commercial. The additional uses provided above could be considered to comply with such appropriate uses.

Actions & Consistency Statements

Action A: Recommend Approval

Motion that the Town of Holly Ridge Planning Board hereby recommends APPROVAL of the proposed amendments of the Town's Code of Ordinances-Section 7-3-26 Table of Uses to the Town Council and finds that (i) it is consistent with the Town's 2019 Comprehensive Land Use Plan, and policy 5.1.A, which states "All development shall adhere to the Town's building and development regulations set forth in the Code of Ordinances," and that such uses would be compatible with the Camp Davis Industrial Park Overlay (ii) that it is reasonable and in the public interest because it will advance the public health, safety, and/or welfare of the Town of Holly Ridge by including additional industrial uses that are complimentary to existing and permitted uses within the Camp Davis Industrial Park.

Action B: Recommend Denial

Motion to recommend denial of the following resolution: RESOLVED, that the Town of Holly Ridge Planning Board hereby finds the text amendments to the Zoning Ordinance is (i) consistent/inconsistent with the Town's comprehensive plan (Town of Holly Ridge Comprehensive Growth Strategy) because the noted uses are not considered as compatible industrial, heavy commercial, and large-scale employment establishments in an area consistent with the Future Land Use Map (Policy 5.1H) and (ii) that it is not reasonable and in the public interest because it will provide uses with less significant impact in an area designated for heavier industrial uses.