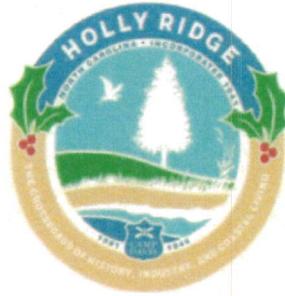


# Town of Holly Ridge

Post Office Box 145

Holly Ridge, North Carolina 28445

Telephone (910) 329-7081 Fax (910) 329-1593



## ZONING MAP AMENDMENT APPLICATION

Application Number: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_ Receipt Number: \_\_\_\_\_

Owner's Name: ONWASA Email Address: fhoward@onwasa.com

Mailing Address: 228 Gerogetown Road, Jacksonville, NC 28540 Telephone: 910-937-7532

Applicant's Name: Holly Ridge Development Group, LLC Email Address: mjrokoski@gmail.com

Mailing Address: PO Box 3167 Wilmington, NC 28406 Telephone: 910-315-6200

Purpose of Permit: \_\_\_\_\_

Property Location : Site is located just north of the US Hwy 17 and NC 50 Intersection on the left of Hwy 50. North of the Camp Davis Industrial Park

Parcel ID Number : Onslow County: 027857, 0011971, 011593, Pender County: 4227-56-5933-0000

Lot Size (Acreage): 1226.62 Square Foot: 53,431,567.20 square feet

Current Zoning District: N/A Requested Zoning District: PUD and Light Industrial (Li) w/ CDIPO

*A survey of the site prepared by a registered surveyor licensed to practice in North Carolina may be required.*

  
Signature of Applicant

July 31, 2025

Date

Signature of Owner

Date

**A FEE WILL BE REQUIRED AT SUBMISSION OF THIS APPLICATION PER CURRENT ADOPTED FEE SCHEDULE.**

# Project Narrative

## **Camp Davis Planned Unit Development and Phase III Expansion of Camp Davis Industrial Park**

Submitted by: Holly Ridge Development Group & Jacksonville Onslow Economic Development.

## Introduction

The **Camp Davis Planned Unit Development (PUD)** is designed to be a welcoming neighborhood that offers something for everyone. With a thoughtful mix of housing options—including townhomes and single-family homes—residents will be able to find the style of living that best fits their needs. The community will feature inviting recreational spaces, walkable mixed-use areas with convenient access to shops and services, and the potential for an elementary school site to serve local families. At the heart of the community, natural open spaces will be preserved and dedicated as a town park, offering Holly Ridge residents a place to enjoy the outdoors for generations to come.

Our goal is to create a neighborhood that blends naturally with the surrounding area while supporting Holly Ridge's vision for thoughtful growth. By combining a variety of housing choices with high-quality community amenities, Camp Davis will deliver long-lasting social and economic benefits—all while preserving the natural beauty and small-town charm that make Holly Ridge so special.

## Project Location & Description

The property proposed for annexation and rezoning is 1226.62 acres and located half mile north of, of the US Highway 17 and NC Highway 50 intersection. The rezoning request is for 2 zoning classifications, the Planned Unit Development which will encompass 968 acres located both in Onslow and Pender County. The second zoning classification is for 258 acres to be rezoning to the Light Industrial District, with the Camp Davis Industrial Park Overlay located in Onslow County, which will be an expansion of Phase III of the Camp Davis Industrial Park.

## Character of the Development

The Camp Davis PUD is designed to utilize the Town's Planned Unit Development regulations by integrating a balanced mix of uses, enhanced connectivity, and significant open space preservation. Key features include:

- A variety of housing options designed to meet the needs of families of all sizes and income levels, with a special focus on providing quality workforce housing.
- Pedestrian-friendly design with sidewalks and trails that make walking and biking safe, easy, and enjoyable.
- Convenient community amenities including parks, greenways, and recreational facilities that bring neighbors together.
- A potential site for an elementary school, providing families with easy access to school.
- A convenient, centralized commercial area for shops and services, making it easy for residents and visitors to access what they need.

## Ownership

All property within the proposed Planned Unit Development (PUD) and the Light Industrial (Li) with the Camp Davis Industrial Park Overlay is presently owned by Onslow Water and Sewer Authority (ONWASA). Holly Ridge Development Group LLC and Jacksonville Onslow Economic Development, LLC have recorded options to purchase the site.

## Proposed Financing

The Planned Unit Development (PUD) will be financed through private investment by the Holly Ridge Development Group, with infrastructure improvements coordinated in partnership with the Town of Holly Ridge and Jacksonville Onslow Economic Development where appropriate.

## Estimated Phasing for Holly Ridge Development

The Camp Davis PUD will be developed in phases to ensure orderly growth and efficient delivery of infrastructure. The anticipated schedule is as follows:

- 8/1/25 – 9/15/25 Zoning and Annexation to Town of Holly Ridge
- 9/15/25 – 10/1/26 Design and Permitting for Onslow Single Family section
- 9/15/25 – 10/1/26 Design and Permitting for School Site
- 10/1/26- Start School Infrastructure and Construction
- 10/1/26 – 6/1/26 Infrastructure and Offsite Improvements for PH I SF Onslow
- 9/1/26 – 4/1/27 Infrastructure for PH II SF Onslow Single Family section
- 1/1/27 – 12/1/27 Design and Permitting for Pender Single Family section
- 7/1/27 – 4/1/28 Infrastructure for PH III SF Onslow Single Family section

- 1/1/28 – 9/1/28 Infrastructure for Onslow Townhome Section
- 1/1/28 – 9/1/28 Infrastructure for PH I Pender Single Family/townhome section
- 6/1/28 – 4/1/28 Infrastructure for Multifamily and Commercial Onslow
- 1/1/28 – 9/1/28 Infrastructure for PH II Pender Single Family/townhome section

## Public Benefits

The Camp Davis PUD will deliver multiple benefits to the Town, including:

- Expanded housing opportunities for current and future residents
- Expanded infrastructure including water, sewer, transportation improvements as well as a potential Elementary School Site.
- Creation of permanent community amenities and recreational facilities
- Enhanced tax revenues to support municipal services

## Site Details:

### Planned Unit Development (PUD)

The Planned Unit Development Site will have 2 underlying zoning districts as outlined in The Town of Holly Ridge Unified Development Ordinance 7-4-18. Medium density district (R-10/R-7.5). and Commercial district (C/NB).

As proposed the Density is as follows:

- Onslow County: 2.5 Units per Acre, 1500 SFR or Townhomes with the total amount of townhomes not to exceed 20% and 450 Apartments
- Pender County: 3.1 Units per Acre, 800 SFR or Townhomes with the total amount of townhomes not to exceed 20%
- TOTAL PUD density is 2.8 units per acre with the total unit count not to exceed 2750 units.
- The PUD zoning district could allow up to 15,520 units at 16 units per acre, the Camp Davis project is proposed at less than 18% of that total, resulting in a density of no more than 2.8 units per acre.

### Light Industrial (Li)

The Light Industrial zoning will cover 258 acres for the Camp Davis Industrial Park through its Phase III expansion. With inclusion in the Camp Davis Industrial Park Overlay, this area is planned to attract quality businesses, create new job opportunities, and provide long-term economic benefits for the Holly Ridge community.

# Camp Davis Preliminary Master Site Plan

## Stormwater Regulations in North Carolina

North Carolina's stormwater regulations are administered by the Department of Environmental Quality (DEQ) and are designed to minimize the negative impacts of stormwater runoff on water quality, aquatic habitat, and downstream flooding.

All development projects in North Carolina must comply with these stormwater regulations, and requirements may vary depending on project location, size, and proximity to sensitive waters.

## Flood Hazard Area

Any building development located within areas identified as Special Flood Hazard Areas (SFHA) will be subject to all applicable floodplain development standards, as outlined by FEMA and enforced through the Town of Holly Ridge Flood Damage Prevention Ordinance. These requirements ensure that all construction is designed and built to minimize flood risk and protect both residents and property.

A full flood study will be required for the project area located in Pender County. We are currently in the data collection stage of this process. The results of the study will be incorporated into future phases of development within the Pender County portion of the project to ensure compliance with all applicable floodplain regulations. At this time, no commercial or multi-family development is proposed within this area.

## Threatened and Endangered Species Report

As part of the environmental due diligence for the Holly Ridge Project Southern Environmental Group, Inc. (SEGi), is currently in the process of completing a review of threatened and endangered species in accordance with the U.S. Fish and Wildlife Service (USFWS), North Carolina Wildlife Resources Commission (NCWRC), and the North Carolina Natural Heritage Program databases. This report should be completed by September 5<sup>th</sup>, 2025.

TIA Traffic / Roads / Interconnectivity / Walkable - The TIA will be ordered as soon as the concept site plan is approved.

Fire / Hydrants -

The engineers are designing for this with ONWASA

EMS / Paramedics - County

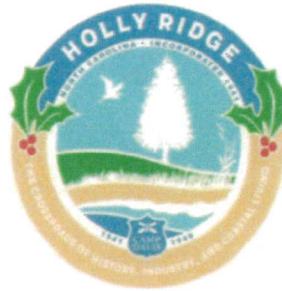
Water -

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## SUBDIVISION/PUD APPLICATION

Date Submitted : \_\_\_\_\_

Name of Subdivision : TBD - Camp Davis PUD

Location (Road Name & SR Number) : US Hwy 17 & NC Hwy 50

Township : Stump Sound Parcel ID Number : 027857, 001971

Type of Plan : Major Sketch/Concept X Minor Final \_\_\_\_\_  
Major Final \_\_\_\_\_ Minor Preliminary \_\_\_\_\_  
Major Preliminary \_\_\_\_\_ Rural \_\_\_\_\_

*Please make check payable to the Town of Holly Ridge.*

Site Data :

Total Acreage : 1226.62 acres Number of Lots : TBD  
Smallest Lot : TBD Average Lot Size : TBD  
Zoning District : PUD

Infrastructure: (Check appropriate type)

Water Supply :	<u>ONWASA</u>	Individual Well	Comm System
Sewer Type :	<u>Individual Septic</u>	Comm System	<u>ONWASA</u> Pluris
Streets :	<u>Public</u>	Private	

Surveyor/Engineer : Gary Keyes, PLS  
Address : PO Box 1624, Wrightsville Bch, NC 28480  
Telephone : 910-228-4773 Fax : N/A  
Email Address : gary@ksurv.com

Developer : Holly Ridge Development Group, LLC  
Address : PO Box 3167 Wilmington NC 28406  
Telephone : 910-791-1196 Fax : \_\_\_\_\_  
Email Address : mjrokoski@gmail.com

Property Owner : Onwasa  
Address : 228 Georgetown Rd Jacksonville, NC 28540  
Telephone : 910-937-7532 Fax : \_\_\_\_\_  
Email Address : fhoward@onwasa.com