



City of Boiling Spring Lakes

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**Planning Board
August 13, 2019
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on August 13, 2019. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present:

Bill Clark; Chairman, Bill Sraver, Jeremy Sexton, Lucille Launderville, William Rivers, Sharon Zakszeski, Joan Kinney

Members Absent:

None.

Staff Present:

Nicole Morgan; Planning & Zoning Administrator; Clerk to the Board

Guest:

Wes MacLeod; Cape Fear Council of Governments

AGENDA:

A motion was made by Lucille Launderville and seconded by Jeremy Sexton to amend the agenda to include potential rezoning of R-3 to R-3A under New Business, and to remove potential rezoning of R-3 to R-5 under Old Business.

Motion carried 5-0

MINUTES – July 16, 2019

A motion was made by Jeremy Sexton and seconded by Bill Sraver to approve the July 16, 2019 meeting minutes.

Motion carried 5-0

PUBLIC COMMENT:

Skip Dow – 685 Lumbee Rd.

Mr. Dow explained he has lived in Section 11 for more than twenty years, and is opposed to rezoning the area from R-3 to R-5. Mr. Dow stated the homes in that area were built to certain specifications, and rezoning the area to R-5 would cause a reduction in property values.

Danny Easom – 670 Mohawk Rd.

Mr. Easom stated he has lived here since 1997, and is happy with the way the neighborhood looks. He requested the area not be rezoned to R-5.

Amy Brown

Mrs. Brown requested the unkempt yards in other areas be cleaned up, and stated she is opposed to potentially rezoning Section 11 to R-5.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Rezoning ~ R-3 Residential to R-3A Residential ~ Text Amendment/Consistency Statement

The Board reviewed the proposed amendment to amend Article 5 and Article 6 of the City's Unified Development Ordinance to include a new R-3A zoning district that allows for double-wide manufactured housing with a minimum roof pitch of 5 feet for each 12 feet of horizontal run, as well as single-family dwellings. They also reviewed the proposed zoning map amendment to rezone Tuscarora Dr., Cherokee Dr., Navajo Rd., Lumbee Rd., Sioux Rd., and Mohawk Rd. from R-3 Residential to R-3A Residential.

A motion was made by Lucille Launderville and seconded by Jeremy Sexton to recommend approval of the text amendment to revise Article 5 & Article 6, as well as the zoning map amendment to rezone all parcels on Tuscarora, Cherokee, Navajo, Lumbee, Sioux, and Mohawk from R-3 Residential to R-3A Residential.

Motion carried 4-0, with Bill Sraver abstaining for reasons of conflict of interest.

A motion was made by Jeremy Sexton and seconded by William Rivers to approve option A of the Plan Consistency Statement.

Motion carried 4-0, with Bill Sraver abstaining for reasons of conflict of interest.

Mr. MacLeod provided a summary of the text amendment and zoning map amendment by indicating this would allow for double-wide manufactured homes only, in addition to single-family dwellings. Mr. MacLeod reiterated single-wide manufactured housing would not be permitted.

2. Rezoning ~ R-1 Residential to Planned Residential Development (PRD) ~ Audubon Park Master Development Plan/Zoning Map Amendment/Consistency Statement

Mr. MacLeod provided a summary of the rezoning request submitted by the property owner to rezone more than 100 acres from R-1 Residential to Planned Residential Development (PRD). He stated the PRD zoning district allows for some level of creativity and flexibility, and indicated the applicant is proposing 601 dwelling units, comprised of 40 single-family homes and 561 multi-family dwelling units. Mr. MacLeod explained to the Board they would need to recommend approval, or denial of the master development plan, and then recommend approval, or denial of the zoning map amendment. He stated the Board of Commissioners will make the final determination as to whether or not to approve. If approved, the applicant must then submit a major subdivision preliminary plat with much more detailed information.

Mr. Easom of 670 Mohawk Rd. asked if drainage will be addressed as part of this plan, and Bill Clark explained that will be part of the process.

Candi Alexander, a representative for the applicant, Calten Company, LLC, stated the City expressed to them a need for new housing types within the community to allow for downsizing more than 2 years ago. She indicated the multi-family tracts would be townhomes, condominiums and apartments, depending upon the needs of the community. She stated those specific plans would come after the rezoning, since the company cannot move forward unless they know it is feasible. The Board asked Mrs. Alexander about sewer, HOA, and amenities. She explained the PRD will have sewer, which will require them to put in a new lift station, a master HOA, and they would like to have a nice amenities center. Mrs. Alexander explained the PRD will have a beautiful park, since they are dedicating a large amount of open space, which will be accessible to the public.

Wes MacLeod explained no private streets, or access ways will be permitted, although parking lot areas will be private.

Nathan Sanders, a representative of Calten Company, LLC, explained since the PRD would be set up with different neighborhoods, certain neighborhoods may possibly have some amenities. Mr. Sanders also noted access to the PRD would be through Fifty Lakes Dr., Fox Squirrel Rd., and Trevino Rd. Mr. Sanders explained he has been in the real estate business since 1979, and was not aware the City was as populated as it is until people reached out to him and recommended he consider developing here. He stated they own most of the lots off the Fifty Lakes Dr. area, which were undevelopable until they brought sewer in. They also own, as he stated, the 107-acre parcel they are requesting to rezone, as well as commercial property on the corner of Fifty Lakes Dr. and 87. Once the property is rezoned, Mr. Sanders stated, they will proceed with engineering plans.

Discussion was held regarding the impact this proposed PRD would have on Fifty Lakes Dr. Mr. MacLeod explained they would have to utilize separate construction entrances, and Mr. Sanders stated they will most likely be required to enact certain requirements based upon the Traffic Impact Analysis they will need to

conduct.

Mark Brambell, President of Terra-Novo Consulting, explained the City allows 20 units per acre within the PRD district, but this project is only proposing a density of 6.2 units per acre. In addition, he stated, the plan proposes to provide 30 acres of open space, although the requirement is only 6 acres. Mr. Brambell explained they are working with U.S. Fish and Wildlife in ensuring the protection of the birds and in preserving the core areas on the property for the woodpeckers.

A motion was made by Jeremy Sexton and seconded by William Rivers to recommend approval of the Master Development Plan, subject to recommended conditions 1 & 2.

Motion carried 4-0, with Bill Sraver abstaining for reasons of conflict of interest.

A motion was made by Jeremy Sexton and seconded by Lucille Launderville to recommend approval of the zoning map amendment and to approve option A of the Plan Consistency Statement.

Motion carried 4-0, with Bill Sraver abstaining for reasons of conflict of interest.

OTHER BUSINESS:

None.

ANNOUNCEMENTS:

Sharon Zakszeski asked the Board if they will be discussing House Bill 675 at the next meeting. Wes MacLeod recommended she contact state representatives if she is concerned about the bill, and explained the City will go through the steps to amend the ordinance accordingly.

Motion was made by Lucille Launderville and seconded by William Rivers to adjourn the meeting at 7:52 pm.

Motion carried 5-0

*Respectfully submitted by,
Nicole Morgan, Planning & Zoning Administrator; Clerk to the Board*