



City of Boiling Spring Lakes

9 E. Boiling Spring Road

Southport, NC 28461

Phone (910) 294-0996 Fax (910) 363-0029

Nicole Morgan • Email: nmorgan@cityofbsl.org

**Planning Board
July 16, 2019
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on July 16, 2019. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present:

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

Members Absent:

Bill Sraver; excused

Staff Present:

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

AGENDA:

A motion was made by Jeremy Sexton and seconded by Lucille Launderville to approve the July 16, 2019 agenda.

Motion carried 5-0

MINUTES – June 11, 2019

A motion was made by Jeremy Sexton and seconded by William Rivers to approve the June 11, 2019 meeting minutes.

Motion carried 5-0

PUBLIC COMMENT:

None.

OLD BUSINESS:

None.

NEW BUSINESS:**1. Rezoning ~ R3 Residential to R5 Residential Text Amendment/Consistency Statement**

The Board reviewed the City's current zoning map and Nicole Morgan explained the City has initiated a zoning map amendment that would rezone the area in question from R-3 to R-5 to allow for manufactured housing. Nicole Morgan explained when the new UDO was adopted on June 5, 2018 manufactured housing was taken out of the R-3 districts as a permitted use. She further explained prior to the adoption of the new UDO, the R-3 districts allowed for manufactured housing, but that included double-wide manufactured homes only. Nicole Morgan stated the 2019 tax card data indicates there are 49 double-wide manufactured homes, 20 stick-built/modular homes, and 66 vacant parcels within that area.

Jeremy Sexton stated when the Board was revising the UDO with the Council of Governments, he believes Wes McLeod indicated the City cannot dictate whether a home must be single-wide or double-wide, nor can the City regulate roof pitch. Lucille Launderville stated if the Board votes to recommend approval of this rezoning, then both single-wide and double-wide manufactured homes would need to be permitted in the area. The Board then discussed increasing the minimum square footage in the R-5 district to 1,000 square feet, and Jeremy Sexton explained that would impact all properties in the R-5 zoning district, not just within this area.

Discussion was held regarding Section 5.7 and the note that indicates Sections 7.31 and 7.34 may require more restrictive setbacks. Jeremy Sexton explained this does not pertain to the discussion of rezoning for this particular area, and Bill Clark stated both of those sections are referencing setbacks for commercial development.

Sharon Zakszeski stated, although there is a market for single-wide manufactured homes, allowing single-wides in this area will decrease the market value of the homes already there. Lucille Launderville asked the Board if anyone has recently seen the area. Sharon Zakszeski said she has recently been there, and this is a very nice area of the City. She asked the Board about the possibility of creating a new R-5 district that would permit for double-wide manufactured homes only. Nicole Morgan stated she will research whether or not the City can dictate such a requirement, and Jeremy Sexton responded by saying he does not think the Board would be doing their job if they recommend approval of rezoning to allow for manufactured housing in that area again.

Lucille Launderville recommended the Board do more research, and personally look at the area in question.

A motion was made by Lucille Launderville and seconded by Jeremy Sexton to table this agenda item until the August meeting.

Motion carried 5-0

OTHER BUSINESS:

None.

ANNOUNCEMENTS:

Bill Clark, Chairman, announced Sharon Zakszeski has been appointed as 1st alternate and Joan Kinney as 2nd alternate.

Motion was made by Lucille Launderville and seconded by William Rivers to adjourn the meeting at 7:43 pm.

Motion carried 5-0

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