



City of Boiling Spring Lakes

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**Planning Board
June 11, 2019
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on June 11, 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

Members Absent:

Bill Sraver; unexcused

Staff Present:

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

AGENDA:

A motion was made by Jeremy Sexton and seconded by William Rivers to amend the agenda to include discussion of Article 5, pertaining to C-1, C-1A and R-5 definitions, and to approve the agenda as amended.

Motion carried 4-0

MINUTES – May 14, 2019

A motion was made by Lucille Launderville and seconded by William Rivers to approve the May 14, 2019 meeting minutes.

Motion carried 4-0

PUBLIC COMMENT:

None.

OLD BUSINESS:**1. Appendix B ~ Table of Plan/Plat Requirements Text Amendment/Consistency Statement**

Discussion was held with regard to requirements for Planned Residential Development Districts (PRD). Nicole Morgan explained this is a floating district, which requires an Application for Rezoning be submitted concurrently with a Master Development Plan. Upon approval of the Master Development Plan and PRD rezoning, the applicant must then submit a Major Subdivision Application. She stated Appendix B requires that a Traffic Impact Analysis, if applicable, be submitted as part of the Master Development Plan, but noted that the Traffic Impact Analysis, if applicable, would also be required upon submission of the Major Subdivision Application. She recommended the requirement for a Traffic Impact Analysis be removed from the Master Development Plan.

A motion was made by Lucille Launderville and seconded by Jeremy Sexton to remove the requirement for a Traffic Impact Analysis under Master Development Plan in Appendix B.

Motion carried 4-0

A motion was made by Lucille Launderville and seconded by Will Rivers to approve option A of the Consistency Statement, recommending approval of the proposed text amendment.

NEW BUSINESS:**1. Article 5 – R-5 Definition Discussion**

Bill Clark read a letter from Mrs. Barbara Snyder Bennett, which requested the Board review the definition of R-5, with regard to the keeping of hens. Mrs. Bennett's letter indicated she believes R-5 zoning districts should not be held to the same requirements as other districts, and that up to eight (8) hens should be permitted in well maintained coops within the R-5 district.

Jeremy Sexton stated the keeping of hens has been brought before the Board on two previous occasions, and stated he doesn't know of any other avenues that can be taken for the proposal to pass. William Rivers asked what makes hens different from indoor animals, and Jeremy Sexton explained hens are defined in the City's UDO as a farm animal.

A motion was made by Jeremy Sexton to entertain a discussion to approve the keeping of hens in the R-5 zoning district. Hearing no second; motion fails.

2. Article 5: Section 5.7 ~ Table of Area, Setback, Living Area & Height Text Amendment/Consistency Statement

Discussion was held with regard to maximum building height requirements. Nicole Morgan explained the revised UDO that was adopted on June 5, 2018 decreased maximum building heights from 42' to 35' in residential zoning districts, and stated a comparison of maximum building heights for residential districts in surrounding areas reveals an average of 40'.

A motion was made by William Rivers and seconded by Lucille Launderville to increase maximum building heights in the R-1, R-2, R-3, R-4, R-5, R-6, PRD and CON zoning districts from 35' to 40'.

Motion carried 4-0

A motion was made by Jeremy Sexton and seconded by William Rivers to approve option A of the Consistency Statement, recommending approval of the proposed amendment.

Motion carried 4-0

3. Article 5 – C-1 & C-1A Discussion

Discussion was held with regard to the definition of C-1A. The Board stated C-1A should have been combined under the same definition with C-1. Nicole Morgan read the previously approved definition of C-1A Commercial/Service District as follows "This zoning district is intended for commercial/retail/office/trades and associated crafts in accordance with Section 5.5 Table of Permitted/Conditional Uses. This district also allows for Mixed Use, in accordance with Section 5.5 Table of Permitted/Conditional Uses." The Board agreed to keep that current definition of C-1A in Section 5 as is written.

OTHER BUSINESS:

None.

ANNOUNCEMENTS:

Bill Clark, Chairman, announced Timothy Fullmer has resigned from his position on the Board as 1st alternate, leaving both 1st and 2nd alternate positions open.

Motion was made by Lucille Launderville and seconded by Jeremy Sexton to adjourn the meeting at 7:28 pm.

Motion carried 4-0

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