



City of Boiling Spring Lakes

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**Planning Board
November 12, 2019
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on November 12, 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, Sharon Zakszeski, Joan Kinney

Members Absent:

William Rivers; excused

Staff Present:

Nicole Morgan; Planning & Zoning Administrator

AGENDA:

A motion was made by Lucille Launderville, and seconded by Bill Sraver, to approve the November 12, 2019 agenda.

Motion carried 5-0

MINUTES – October 8, 2019

A motion was made by Bill Sraver, and seconded by Lucille Launderville, to approve the October 8, 2019 meeting minutes.

Motion carried 5-0

PUBLIC COMMENT:

Nicholas Robb of 813 Virginia Rd. explained he is requesting the City rezone his parcel from R-2 to R-6 in order to have a herd of goats. Currently, he stated, he has a home on the parcel next to this parcel, and would corral the goats in an area across from his house. Nicholas Robb also stated a large portion of the property he is requesting to rezone is Carolina Bay.

OLD BUSINESS:

None.

NEW BUSINESS:**1. Major Site Plan ~ DP 19-1186 ~ Parcel 173AB006**

The Board discussed the major site plan application for the construction of a 6,646 sf commercial building on NC 87. Bill Sraver asked Candi Alexander, the property owner's agent, what will be done on the property between the drainage easement shown on the plan and Golf View Dr. Candi Alexander stated they would like to continue development on the full 20 acre parcel, which may possibly include a grocery store. Joan Kinney asked Candi Alexander if they need a retaining pond. Candi Alexander stated they have all of the required stormwater permits, which Nicole Morgan confirmed. Bill Sraver asked if the proposed commercial building will have a restaurant, and Candi Alexander stated the building will be set up to have one.

A motion was made by Jeremy Sexton, and seconded by Bill Sraver, to approve the major site plan, contingent on TRC and staff recommendations.

Motion carried 5-0

2. Request for Rezoning ~ Ansari/Robb ~ R-2 to R-6

The Board reviewed and discussed the request to rezone parcel 1720000217 from R-2 to R-6. Bill Sraver stated a large portion of the property is wetland, and may not be buildable. Nicole Morgan explained, although the property owner is requesting to rezone the parcel for the keeping of goats, if the property is rezoned to R-6, then all uses currently allowed in the R-6 zoning district shall be permitted. Joan Kinney stated when the City permitted an animal shelter a year ago, it affected all of the neighbors. Jeremy Sexton referenced the survey showing Carolina Bay, and Nicole Morgan explained Carolina Bay is a type of wetland. Jeremy Sexton further stated allowing farm animals adjacent to the other homes may have a negative impact, and Sharon Zakszeski stated the City already has enough areas that allow for manufactured homes. The Board discussed spot zoning, and Bill Clark stated this rezoning would be spot zoning, considering the number of R-2 lots it is adjoining. Bill Sraver stated rezoning this parcel would be an extension of the R-6 zoning already there, and Sharon Zakszeski stated it would extend all the way up into the R-2 properties.

A motion was made by Bill Sraver, and seconded by Jeremy Sexton, to recommend approval of the proposed zoning map amendment.

Motion failed 2-3

A motion was made by Jeremy Sexton, and seconded by Bill Sraver, to approve option B of the consistency statement.

Motion carried 5-0

OTHER BUSINESS:

Joan Kinney stated, with regard to House Bill 675, Frank Iler provided her with contact information for Mark Brody. She and Sharon Zakszeski will be following up with Mark Brody to discuss the legislation regarding minimum square footage ordinances.

ANNOUNCEMENTS:

None.

A motion was made by Bill Sraver, and seconded by Jeremy Sexton, to adjourn the meeting at 7:33 pm.

Motion carried 5-0

*Respectfully submitted by,
Nicole Morgan, Planning & Zoning Administrator*