



***City of Boiling Spring Lakes***

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**Planning Board  
October 8, 2019  
7:00 P.M. ~ City Hall**

**CALL TO ORDER:**

The regular monthly Planning Board meeting was held at City Hall on October 8, 2019. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

**Members Present:**

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

**Members Absent:**

Jeremy Sexton; unexcused

**Staff Present:**

Nicole Morgan; Planning & Zoning Administrator

**AGENDA:**

**A motion was made by Lucille Launderville, and seconded by William Rivers, to approve the October 8, 2019 agenda.**

**Motion carried 5-0**

**MINUTES – September 10, 2019**

**A motion was made by Lucille Launderville, and seconded by William Rivers, to approve the September 10, 2019 meeting minutes.**

**Motion carried 5-0**

**PUBLIC COMMENT:**

None.

**OLD BUSINESS:****1. House Bill 675 ~ Discussion**

The Board discussed the new legislation in House Bill 675, and the prohibition on enforcement of minimum square footage ordinances. Sharon Zakszeski stated Senator Bill Rabon advised her the City is grandfathered, and requested the City wait on updating the Unified Development Ordinance (UDO) until she can determine why Senator Rabon gave her such information. The Board agreed the text amendment can be postponed, although the ordinance cannot be enforced at this time.

**NEW BUSINESS:****1. Section 5.7 Table of Area, Setback, Living Area & Height Requirements Text Amendment**

The Board discussed the city initiated text amendment to reduce the minimum front setback in the Recreation zoning district from seventy-five feet (75') to fifty feet (50'). Bill Clark asked Nicole Morgan how this would affect property on NC 87, and she advised the existing ordinance requiring lots that front on NC 87 have a seventy-five feet (75') setback would not change.

**A motion was made by Lucille Launderville, and seconded by Sharon Zakszeski, to recommend approval of the text amendment as written.**

**Motion carried 5-0**

**2. Section 7.5 Building Design Standards Text Amendment**

The Board discussed a text amendment that would allow for corrugated metal to be used on non-residential, and multi-family buildings, submitted by Calten Company, LLC. Candi Alexander, representing Calten Company, LLC, explained the company would like to use metal accents on their building, and stated the current language in the City's UDO does not allow for that. Candi Alexander provided the Board with a copy of their concept plan showing the commercial building with brick exterior and corrugated metal accenting. Nicole Morgan explained to the Board this text amendment is not to approve the commercial building, but to amend the text to allow for corrugated metal. She further stated the amendment would apply to any non-residential, or multi-family buildings. Lucille Launderville asked Candi Alexander why the company would like to use corrugated metal and Candi Alexander explained this was a recommendation made by their architect to keep with current trends, and to also maintain the commercial feel. The Board further discussed the ability to use up to 40% corrugated metal should be dependent upon UDO Administrator approval.

**A motion was made by Bill Sraver, and seconded by Sharon Zakszeski, to recommend approval of the text amendment to Section 7.5.3.1 (F) as amended to read “No portion of a building facing a front or side yard shall be constructed of unadorned (unfaced) concrete masonry units. No more than 40% of the façade of a building facing a front or side yard shall be constructed of corrugated and/or sheet metal upon approval of the UDO Administrator.”**

**Motion carried 5-0**

**OTHER BUSINESS:**

Bill Clark advised the Board he generated, and read, a memorandum to the Board of Commissioners requesting they publish information in the newspaper, or on social media, explaining the sewer district, since many citizens believe the City is paying for the installation of sewer with tax dollars. Bill Clark stated he does not believe it is the Planning Board’s position to make such statements.

**ANNOUNCEMENTS:**

None.

**A motion was made by Bill Sraver, and seconded by Lucille Launderville, to adjourn the meeting at 7:30 pm.**

**Motion carried 5-0**

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