



City of Boiling Spring Lakes

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**Planning Board
September 10, 2019
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on September 10, 2019. Chairman, Bill Clark, called the meeting to order at 6:52 p.m.

ATTENDANCE:

Members Present:

Bill Clark; Chairman, Bill Sraver, Jeremy Sexton, Lucille Launderville, Sharon Zakszeski

Members Absent:

William Rivers; excused

Joan Kinney; excused

Staff Present:

Nicole Morgan; Planning & Zoning Administrator

AGENDA:

A motion was made by Jeremy Sexton and seconded by Lucille Launderville to amend the agenda to include a discussion under new business regarding the sewer on Goldsboro Rd., and a discussion under old business regarding House Bill 675.

Motion carried 5-0

MINUTES – August 13, 2019

A motion was made by Lucille Launderville and seconded by Jeremy Sexton to approve the August 13, 2019 meeting minutes.

Motion carried 5-0

PUBLIC COMMENT:

None.

NEW BUSINESS:

1. Sewer on Goldsboro ~ Discussion

The Board discussed generating a memorandum to the Board of Commissioners requesting they publish information explaining the details of the sewer going in off Goldsboro Rd. and surrounding area, in response to comments being made by individuals who believe the City is paying for the sewer to be put in for one developer. The Board agreed information should be published in the paper and social media explaining this is not the case.

A motion was made by Bill Sraver and seconded by Lucille Launderville to have Bill Clark generate a memorandum to the Board of Commissioners requesting details of the sewer be published.

Motion carried 5-0

A brief discussion was held regarding Home Owner's Associations during which Bill Sraver stated he believes the City does not permit HOA's, and recalls the City denied a developer's request for one at one time. Bill Clark explained subdivisions can have Home Owner's Associations, and Jeremy Sexton stated what Bill Sraver is referring to may be the development where the applicant requested the City pay for the amenities and was advised he would be required to have a Home Owner's Association.

OLD BUSINESS:

1. House Bill 675 ~ Discussion

The Board discussed the new legislation in House Bill 675 that prohibits minimum square footage requirements. Sharon Zakszeski indicated the City needs to fight this legislation, and stated both Bill Rabon and Mike Forte advised her the City is grandfathered in. Bill Clark stated he discussed this legislation with the Council of Governments, who confirmed this law is in effect until something different is put in writing. Jeremy Sexton stated regulating minimum square footage could be viewed as discrimination, and Sharon Zakszeski noted regulating the square footage keeps tax value up. Nicole Morgan stated this new legislation was discussed at a recent conference she attended, at which only 4 attendees stated their municipality regulates minimum square footage.

A motion was made by Bill Sraver and seconded by Jeremy Sexton to table this discussion until the October meeting.

Motion carried 5-0

OTHER BUSINESS:

None.

ANNOUNCEMENTS:

None.

A motion was made by Bill Sraver and seconded by Jeremy Sexton to adjourn the meeting at 7:23 pm.

Motion carried 5-0

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