



City of Boiling Spring Lakes

Planning Board

January 14, 2020

City Hall – 7:00 P.M.

AGENDA

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Agenda
- Approval of Minutes
 - December 10, 2019
- Public Comment
- Old Business
 - Docks/Piers/Bulkheads/Waterside Structures
 - Text Amendment & Consistency Statement
- New Business
 - Elect Chairman
 - Elect Vice-Chairman
- Other Business
- Announcements
- Adjourn



City of Boiling Spring Lakes

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

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on December 10, 2019. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present:

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

Members Absent:

Lucille Launderville; excused

Staff Present:

Nicole Morgan; Planning & Zoning Administrator

AGENDA:

A motion was made by Jeremy Sexton, and seconded by Bill Sraver, to add approval of the 2020 Planning Board meeting schedule to the agenda under new business.

Motion carried 5-0

A motion was made by Bill Sraver, and seconded by Jeremy Sexton, to approve the December 10, 2019 agenda, as amended.

Motion carried 5-0

MINUTES – November 12, 2019

A motion was made by Bill Sraver, and seconded by Jeremy Sexton, to approve the November 12, 2019 meeting minutes.

Motion carried 5-0

PUBLIC COMMENT:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Approval of 2020 Planning Board Meeting Schedule

The Board agreed, due to scheduling conflicts, the November meeting shall be held on the third Tuesday.

A motion was made by Jeremy Sexton, and seconded by Bill Sraver, to approve the 2020 Planning Board meeting schedule, as amended.

Motion carried 5-0

**2. Article 5; Section 5.5 Table of Permitted/Conditional Uses ~
Docks/Piers/Bulkheads/Waterside Structures Text Amendment & Consistency Statement**

The Board discussed amending the City's Unified Development Ordinance to permit docks and bulkheads in the commercial zoning districts, and agreed doing so could enhance the City. Sharon Zakszeski questioned whether or not commercial docks would follow the same requirements as residential, and William Rivers questioned whether the ordinance would need to require certain fire code requirements to be met. The Board discussed the need to set separate design requirements for such structures in the commercial districts.

A motion was made by Bill Sraver, and seconded by Jeremy Sexton, to table this item until the January meeting, for approval, subject to design approval.

Motion carried 5-0

OTHER BUSINESS:

Joan Kinney stated, with regard to House Bill 675, the Governor's office indicated the bill is currently being reviewed by their attorneys. She further stated, after sending letters to all of the representatives who signed the bill, they received a response back from only a couple, who suggested they try to cover it in the short session. She is now waiting to hear back from the Governor's office. Sharon Zakszeski stated she was advised our ordinance regulating minimum square footage is now null and void.

ANNOUNCEMENTS:

None.

A motion was made by Bill Sraver, and seconded by William Rivers, to adjourn the meeting at 7:14 pm.

Motion carried 5-0

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

STAFF REPORT

To: City of Boiling Spring Lakes Planning Board
From: Nicole Morgan, Planning & Zoning Administrator
cc: Jeff Repp, City Manager
Date: December 27, 2019
Re: Table of Permitted/Conditional Uses & Lake Regulations Text Amendment

INTRODUCTION

The City has initiated a request to modify Section 5.5, Table of Permitted/Conditional Uses, to allow waterside structures in the C-1 and C-C zoning districts, and to amend Article 7, Section 7.7 of the UDO to create provisions for such.

Currently, docks, piers, bulkheads, and waterside structures are permitted in the Residential zoning districts, as well as Planned Residential Development, Conservation and Recreation, subject to supplemental development standards. Currently, there is six (6) lakeside properties zoned C-1 on Lake Patricia. The City's 2017 Comprehensive Land Use Plan encourages the establishment of the City Center zoning district, and shows properties on Lake Patricia zoned City Center on the Future Land Use Map.

The proposal, as written, would permit docks, piers, bulkheads, and waterside structures in the C-1 and C-C zoning districts, subject to the supplemental regulations in Article 7, as outlined below.

PROPOSED TEXT AMENDMENTS

The following text amendment is proposed to Article 5, Section 5.5, of the City's Unified Development Ordinance. Stricken text is to be deleted, underlined text is to be added:

Section 5.5 Table of Permitted/Conditional Uses

| Uses | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | PRD | C-1 | C-1A | C-C | I-1 | CON | REC | Supplemental Regulations |
|---|-----|-----|-----|-----|-----|-----|-----|-----------|------|-----------|-----|-----|-----|--------------------------|
| Docks/piers/bulk heads/waterside structures | PS | PS | PS | PS | PS | PS | PS | <u>PS</u> | | <u>PS</u> | | PS | PS | Section 7.7 |

The following text amendment is proposed to Article 7, Section 7.7, of the City's Unified Development Ordinance. Stricken text is to be deleted, underlined text is to be added:

Section 7.7 Lake Regulations

(B) The lakes are classified according to their sizes as shown in the following chart, which is made a part of this Ordinance. The maximum permitted length of waterside structures in the Residential, PRD, Conservation and Recreation districts shall be in accordance with the chart below, and subject to design and size criteria outlined in 7.7 (C)(D)(E):

(N) Waterside structures in the C-1 Commercial and City Center districts shall be permitted as an accessory use only, and subject to the following design and use criteria:

1. The maximum length of any waterside structure, including pier and platform, shall be 50' from shoreline.
2. The width of the walkout pier shall be a minimum of 5', and a maximum of 8'.
3. The maximum length of the platform shall be 40'.
4. Finger piers shall be 5' wide, and a maximum of 16' long.
5. Maximum width of slips shall be 12'.
6. All commercial waterside structures shall be ADA compliant.
7. Commercial waterside structures shall not provide services, including, but not limited to, permanent docking spaces, dry storage, fueling facilities, repair services, etc.
8. Slips shall not be utilized to satisfy the required parking for the principal use.

Example

