



City of Boiling Spring Lakes

9 E. Boiling Spring Road

Southport, NC 28461

Phone (910) 294-0996 Fax (910) 363-0029

Nicole Morgan • Email: nmorgan@cityofbsl.org

**Planning Board
August 11, 2020
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on August 11, 2020. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present:

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

Members Absent:

William Rivers; unexcused

Staff Present:

Nicole Morgan; Planning & Zoning Administrator

AGENDA:

A motion was made by Jeremy Sexton, and seconded by Lucille Launderville, to approve the August 11, 2020 agenda.

Motion carried 5-0

MINUTES – May 12, 2020

A motion was made by Jeremy Sexton, and seconded by Bill Sraver, to amend the minutes under New Business, Section 5.3 & 5.7 to motion passed 4-1, with Sharon Zakszeski opposed, and to approve the minutes as amended.

Motion carried 5-0

PUBLIC COMMENT:

None.

OLD BUSINESS:

None.

NEW BUSINESS:**1. Request for Rezoning – R-1 & R-2 to Recreation ~ Zoning Map Amendment**

The Board discussed the City initiated request to rezone several City owned properties from Residential to Recreation. Upon reviewing the plat map attachments, the Board located additional properties on the plat maps indicating park areas, and asked Nicole Morgan why all of the properties on the maps were not included in the request. Nicole Morgan explained the request included only those properties that Mary Green, Parks and Recreation Director, requested to rezone. Bill Clark asked Nicole Morgan who determined the permitted uses outlined in the request, and Nicole Morgan stated the permitted uses are found in Article 5 of the City's Unified Development Ordinance. The Board discussed the possibility of rezoning additional park properties to Recreation, and Nicole Morgan stated she will ask Mary Green if the City would like to include additional properties in this zoning map amendment.

A motion was made by Jeremy Sexton, and seconded by Sharon Zakszeski, to table the Zoning Map Amendment until the City confirms whether or not any additional properties should be included in the request.

Motion carried 5-0

OTHER BUSINESS:

Sam Andrus, residing at 1272 North Shore Dr., asked the Board to hear his request concerning boat docks. The Board discussed whether or not Sam Andrus' comments could be heard, since he did not speak during public comment. Bill Clark stated he was not opposed to Sam Andrus speaking, and the Board agreed to allow it. Sam Andrus requested the Board review the boat dock guidelines that were recently amended and to consider changing the 250 sf maximum. Sam Andrus stated this requirement is orally restrictive, and further stated whether or not a roof is over a boat, it does not change the surface area being taken up in the water. Sam Andrus handed the Board pictures of his proposed dock, and stated he obtained approval for that dock in December, 2018. Sam Andrus stated when his contractor submitted for a permit, he was told that it did not meet guideline requirements, and requested the Board approve the plans in front of them. Nicole Morgan explained the permit can only be approved and issued by the UDO Administrator. Nicole Morgan explained Sam Andrus could appeal the decision to the Board of Adjustment, or request the Board of Adjustment issue a variance. She also explained Sam Andrus could apply for a text amendment. Bill Clark stated this request should go through the amendment process. Jeremy Sexton suggested Sam Andrus could go to the Board of Adjustment, and Bill Clark agreed, stating their decision is final.

ANNOUNCEMENTS:

None.

A motion was made by Lucille Launderville, and seconded by Jeremy Sexton, to adjourn the meeting at 7:48 p.m.

Motion carried 5-0

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