



City of Boiling Spring Lakes

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**Planning Board
November 17, 2021
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on November 17, 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, William Rivers, Sharon Zakszeski, Joan Kinney

Staff Present:

Nicole Morgan; Planning & Zoning Administrator, UDO Administrator

AGENDA:

A motion was made by Jeremy Sexton, and seconded by Lucille Launderville, to approve the November 17, 2020 agenda.

Motion carried 5-0

MINUTES – September 8, 2020

A motion was made by Jeremy Sexton, and seconded by Bill Sraver, to approve the September 8, 2020 meeting minutes.

Motion carried 5-0

PUBLIC COMMENT:

None.

OLD BUSINESS:

None.

NEW BUSINESS:**1. Zoning Map Amendment – R2 to C-1 ~ Case #20-1190**

The Board reviewed the request submitted by property owners to rezone parcel 156MB00202, located at 101 W. North Shore Drive, from R-2 Single-Family Residential to C-1 Commercial Mixed Use. Bill Sraver stated he would be abstaining from a vote on this proposal, as he has done work for the property owners, and plans to do additional work for them. The Board reviewed the Future Land Use Map and discussed the adjacent zoning, being both residential and commercial. Bill Sraver stated this request is similar to the request the Board previously recommended for approval to rezone property behind the restaurant on NC 87 from residential to commercial. That property, Bill Sraver said, was also adjacent to both residential and commercial properties. Jeremy Sexton inquired about the zoning for the property at 100 W. North Shore Drive, directly across from the property being considered in the proposal, and Nicole Morgan stated the property at 100 W. North Shore Drive is currently zoned residential. The Board discussed the property being considered is shown as residential on the Future Land Use Map. Bill Sraver stated the proposal is consistent with the land use compatibility goal in the Comprehensive Land Use Plan to expand the range of goods and services available to City residents, and added the property owners would like to have a restaurant with apartments on top.

A motion was made by William Rivers, and seconded by Jeremy Sexton, to recommend approval of the zoning map amendment.

Motion carried 4-0 (Bill Sraver abstained)

A motion was made by Jeremy Sexton, and seconded by Lucille Launderville, to approve Option A of the Plan Consistency Statement.

Motion carried 4-0 (Bill Sraver abstained)

2. Parking Lot Landscaping Requirements

Nicole Morgan explained Section 7.32(A)(4) of the UDO allows the Planning Board to waive all, or part of the requirements for parking lot landscaping, upon recommendation of the UDO Administrator. Nicole Morgan recommended the Board waive all of the parking lot landscape requirements for the proposed development of The Lakes Clubhouse, as the proposal meets the requirements for recommendation of waiver, as the property is used for recreational purposes, and is completely covered by grass, or otherwise landscaped. Nicole Morgan stated the waiver of parking lot landscaping does not waive the requirements for street yard, or foundation plantings.

Bill Clark asked the property owner, Steve White, where the septic will be located for this development, and Steve White explained the County will allow him to use the existing leech field. Steve White explained to the Board he is trying to reduce the amount of impervious coverage on the lot. Jeremy Sexton asked Steve White about the existing trees, and Steve White stated he would be removing as few trees as possible for the development.

A motion was made by Jeremy Sexton, and seconded by Lucille Launderville, to waive all of the parking lot requirements for The Lakes Clubhouse development.

Motion carried 5-0

3. Text Amendment – General UDO Updates

The Board discussed Section 2.4 of the UDO and asked Nicole Morgan why the request was being made to revise 2.4(A) and 2.4(B). Nicole Morgan stated majority of 2.4(B) is currently being enforced under the nuisance ordinance in Chapter 9 of City Ordinances, but that 2.4(A) should not be eliminated, since the City does not currently have a minimum housing code.

After discussing the definition of principal structure, building, and dwelling, the Board agreed to amend the proposed text to eliminate “lots without a principal structure,” and replace that with “vacant lots.”

The Board reviewed the proposed amendment to Section 6.2, including total square footage for all accessory structures. Joan Kinney recommended the 10’ side setback be reduced to 5’, stating the county and surrounding cities have a 5’ side setback. William Rivers disagreed with the recommendation, stating the side setback should remain 10’ for emergency services.

The Board reviewed the proposed amendment to Section 7.9.4. Joan Kinney and Bill Clark asked Nicole Morgan how the Public Works department determines elevation. Nicole Morgan explained the driveway permit application process, and stated she does not know what equipment Public Works uses to determine elevation, and that the Board would need to direct that question to the Public Works Department.

The Board reviewed the request to amend Appendix B, to include architectural drawings in the chart, to be consistent with the requirement of Section 7.5.5.

A motion was made by Jeremy Sexton, and seconded by William Rivers, to recommend approval of the proposed UDO updates, as amended to replace “lots without a principal structure,” with “vacant lots” in Section 2.4.

Motion carried 5-0

A motion was made by Jeremy Sexton, and seconded by Bill Sraver, to approve Option A of the Plan Consistency Statement.

Motion carried 5-0

ANNOUNCEMENTS:

None.

A motion was made by Bill Sraver, and seconded by Jeremy Sexton, to adjourn the meeting at 8:09 p.m.

Motion carried 5-0

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