



City of Boiling Spring Lakes

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**Planning Board
May 11, 2021
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The Planning Board meeting was held at City Hall on May 11, 2021. Chairman, Jeremy Sexton, called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present:

Jeremy Sexton, Lucille Launderville, Sharon Zakszeski, Joan Kinney, Brenda Hogan, Michael Magee

Members Absent:

Bill Sraver, excused

Staff Present:

Nicole Morgan; Planning & Zoning Administrator, UDO Administrator

Ruth Bek; Chief Code Enforcement Officer

Mary Green; Director of Parks & Recreation

AGENDA:

A motion was made by Joan Kinney, and seconded by Sharon Zakszeski, to approve the May 11, 2021 agenda.

Motion carried 5-0

MINUTES – April 13, 2021

A motion was made by Sharon Zakszeski,, and seconded by Lucille Launderville, to approve the April 13, 2021 meeting minutes.

Motion carried 5-0

PUBLIC COMMENT:Ruth Bek

Ms. Bek requested the Planning Board look into the possibility of the RPO helping to get pedestrian access, especially for handicapped individuals, on East Boiling Spring Road. Ms. Bek stated the road has no ADA access for safely traveling to and from the various parks within the City in a wheelchair. She explained, there are four parks located directly off East Boiling Spring Road. As a pedestrian, she must walk with her mother directly within the lanes of traffic, as there is no safe, accessible access for a wheelchair.

Mary Green

Ms. Green advised the Planning Board removing the sidewalk requirement in the C-1 zoning district is not consistent with the City's adopted plans. The comprehensive pedestrian plan, she stated, is a long-term plan, whereas the UDO is now. If the sidewalk requirement is taken out, Ms. Green stated, the City will be where it was 20 years ago. In requiring sidewalks, eventually the sidewalks will interconnect Ms. Green stated, connecting individuals in town to the commercial district. Ms. Green encouraged the Planning Board to leave the sidewalk requirement in the UDO.

Michael Magee

Mr. Magee stated the requirement that sidewalks be installed in the commercial district should remain in the UDO, not only for safety reasons, but for beautification as well. He explained the City is developing at a rapid rate, and as businesses come in and install sidewalks, more will come in behind and follow suit. Mr. Magee explained sidewalks help to create a quaint atmosphere, and said new businesses would like to see foot traffic.

OLD BUSINESS:**1. C-C City Center District**

The Board reviewed this future land use classification and the classification guidelines for the City Center district. Jeremy Sexton stated this future land use classification will require a lot of work, in terms of determining development regulations. Nicole Morgan stated she does not have the staff resources at this time to develop a City Center Master Plan, as recommended in the Comprehensive Land Use Plan. Jeremy Sexton recommended the City reach out to the Council of Governments for a quote on putting such a plan together, and Nicole Morgan agreed to do so.

A motion was made by Lucille Launderville, and seconded by Sharon Zakszeski, to table this item until the City has the resources to put together the City Center Master Plan, or until the City can contract with the Council of Governments to do so.

Motion carried 5-0.

NEW BUSINESS:

1. Pedestrian Facilities

Nicole Morgan explained the Board of Commissioners voted to refer sidewalk requirements in the C-1 zoning district back to the Planning Board for review and recommendation, after Commissioner Clark requested the sidewalk requirement be removed from the C-1 zoning district at their May 4, 2021 meeting. Nicole Morgan stated the requirement that sidewalks be installed in the C-1 zoning district is in effect in the current UDO, and was in effect in the previous UDO that was adopted in 2009. Nicole Morgan further explained, the sidewalk requirement is consistent with adopted plans. After speaking with the Planning Director in Leland, she stated, they do not allow the Planning Board to waive the sidewalk requirement, as was stated in last week's BOC meeting.

Michael Magee asked Nicole Morgan if the new commercial building on NC87 and Fifty Lakes Drive will have a sidewalk, and Nicole Morgan stated yes. She explained, although a Certificate of Occupancy is issued by the Building Inspector, not herself, one of the requirements for issuance of a Certificate of Occupancy is issuance of Zoning Compliance. Zoning Compliance will not be issued until the sidewalk is installed.

Sharon Zakszeski asked about the golf course property running along NC87 and Nicole Morgan explained that property is not zoned C-1. Since that property is zoned residential, Section 7.16 of the UDO would not apply. The City could apply for grants to have sidewalks installed, and Ruth Bek stated the City would be more likely to get a grant to install small areas of sidewalks. Jeremy Sexton asked Mary Green if there is no requirement for individuals to install sidewalks in residential zones, how could the City get that to happen? Mary Green explained that could be done through grants, assessments, or even future bond referendum. Nicole Morgan advised the Board they are currently working on the Brunswick County Comprehensive Transportation Plan, which will include recommendations, such as sidewalks along East Boiling Spring Road.

Ruth Bek explained to the Board the State allows the City to charge 50% of the cost to install sidewalks to the property owners, and maybe the City should look into doing some cost share. She recommended the City send out a survey to determine if property owners would be willing to pay a portion of the cost to have sidewalks installed.

Jeremy Sexton explained there is no safe place for bicycles and pedestrians on East Boiling Spring Road, and Michael Magee added that beautification is a very important aspect of the City.

A motion was made by Lucille Launderville, and seconded by Sharon Zakszeski, to leave Section 7.16 of the UDO as is.

Motion carried 5-0

OTHER BUSINESS:

None.

ANNOUNCEMENTS:

Nicole Morgan announced the Board of Commissioners passed a resolution at their May 4, 2021 meeting to oppose HB 401. The bill had passed first reading and was with the committees for review at that time, she explained. As written, Nicole Morgan stated, the bill would require us to allow middle housing in all residential districts, which includes duplexes, triplexes, quadplexes, and townhouses. Ruth Bek stated the bill could allow there to be four apartments on one 70'x150' lot, since we can no longer regulate minimum square footage.

Nicole Morgan said there are also additional zoning reforms in the proposal that, as written, would have a significant impact on zoning. Nicole Morgan recommended the Board review the proposed bill and voice their concerns should they oppose, and agreed to provide the Board with a copy of the proposed HB401.

A motion was made by Sharon Zakszeski, and seconded by Brenda Hogan, to adjourn the meeting at 7:37 p.m.

Motion carried 5-0

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