



City of Boiling Spring Lakes
9 E. Boiling Spring Road
Southport, NC 28461
Phone (910) 363-0025 Fax (910) 363-0029
Suzanne Price • Email: sprice@cityofbsl.org

Planning Board
September 13, 2022
6:30 P.M. ~ City Hall

CALL TO ORDER:

The Planning Board meeting was held at City Hall on September 13, 2022. Chairman, Lucille Launderville, called the meeting to order at 6:30 p.m.

ATTENDANCE:

Members Present: Lucille Launderville, Sharon Zakszeski, Michael Magee, Chip Hering, Carrie Moffett, Stephanie Bodmer

Members Absent: Joan Kinney excused

Staff Present:

Mark Bloomer, Planning & Zoning Administrator
Suzanne Price, Administrative Assistant

AGENDA:

A motion was made by Michael Magee, and seconded by Sharon Zakszeski, to approve the September 13, 2022 agenda.

Motion carried 5-0

MINUTES – July 12, 2022

A motion was made by Chip Hering and seconded by Sharon Zakszeski, to approve the minutes of the Aug 9, 2022 meeting.

Motion carried 5-0

PUBLIC COMMENT:

None.

OLD BUSINESS:

1. **GROCERY STORE INFO:** Mark Bloomer reported there have been no new developments

- on the grocery store.
- 2. Mark Bloomer checking on number of rooftops in BSL and surrounding areas.
- 3. Staff report: Setbacks for sheds. Mark presented a staff report on the setbacks for sheds and why changing them would not be good. Ruth Bek also explained that the setbacks should remain as they are for safety issues. Motion made by Chip Hering and 2nd by Carrie Moffett to leave setbacks as they are written for sheds. **Motion Carried 5-0**
- 4. Staff Report: Lakefront property setback Mark Bloomer presented a staff report why the setbacks should remain how they are written at this time. Ruth Bek explained about setbacks and floodplain and how buildings in those areas are regulated. This has been tabled until a later date. Sharon Zakszeski made a motion to amend the flood plain ordinance for anyone building on anybody of water, 2nd by Chip Hering. **Motion carried 5-0**
- 5. Staff report: Update on storage building on Highway 87. Mark gave a staff report about the Kennedy's are moving the driveway 275 more feet away from Fifty Lakes.

NEW BUSINESS:

- 1. **City Center Master Plan:** Discussion on proposal from School of Government (COG) to help create a City Center Master Plan. Discussion about things the board needs to look at and how to begin working on a CC Master Plan. Discussion on how the Comprehensive Land Use Plan can be used as a guide for the City Center Master Plan and how the two can be used together. There was also talks about how to attract business to the area and seek businesses to find out what they are searching for in locations. Research how wetlands are stopping new businesses from coming into city. Seek information from the Army Corp of Engineers on the wetlands on Highway 87.

Discussion:

Announcements: None

A motion was made by Sharon Zakszeski, and seconded by Chip Hering, to adjourn the meeting at 8:08 P.M.

Motion carried 5-0

*Respectfully submitted by,
Suzanne Price, Administrative Assistant*



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STAFF REPORT –September 7, 2022

From:

Mark Bloomer

Title:

Update on Site Plan for Parcel 173HI001 (Proposed BSL Storage)

Department:

Planning and Zoning Department

Update:

At the latest Planning Board Meeting, the Board approved the Major Site Plan for Parcel 173HI001 subject to the proposed driveway being moved two-hundred feet South on Highway 87. The Applicant has agreed to move his driveway 275 feet South for his proposed storage facility. City Attorney Bob Hornik informed me that the NCDOT has the final say over where driveways are located on a State Road like Highway 87. Mr. Kennedy has applied for his driveway permit from NCDOT, and he is waiting for them to tell him where his driveway must be placed.



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STAFF REPORT – September 2, 2022

From:

Mark Bloomer

Title:

Proposed reduction of required setbacks for sheds.

Department:

Planning and Zoning Department

Background Information:

The Planning Board requested that staff look in to reducing the side yard setbacks required for sheds from ten feet to five feet. If a wooden fence is five feet from a wooden shed and one of them catches on fire, it could result in a very large fire. A reduction in the required setback could also lead to property line disputes between next door neighbors, as well as residents applying for variances to reduce the required five foot side setback to an even smaller number.

The revised ordinance would apply to all accessory structures since sheds, garages, pools, etc. are all considered accessory structures. If the ordinance is revised, this could also lead to property line disputes between next door neighbors as well as an increase in the number of applications for variances to reduce the required setback for side yards.

Financial Impact:

Should be none.

Recommendation:

The current language seems appropriate. While decreasing the required setback to five feet would not create serious difficulties, ten feet would seem to be more appropriate.

Attachments:

Sections 6.1, 6.2, and 6.3 of the UDO.



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STAFF REPORT – September 2, 2022

From:

Mark Bloomer

Title:

Proposed increase of required setbacks for new homes on lakefront properties

Department:

Planning and Zoning Department

Background Information:

The Planning Board requested that staff look in to increasing the rear setbacks required for new houses constructed on a lake in the City of Boiling Spring Lakes from 25 feet to 50 feet. This change could potentially make some vacant lots unbuildable that would otherwise be buildable lots. The change would decrease the amount of space that someone has to build their house, which could lead to an increased number of applications for variances.

Changing the existing ordinance could create a hardship for some people. Existing houses would also have a superior view of the lake. If the ordinance is changed, it could also lead to people requesting variances to add on to the rear of their houses. Variances should be avoided as much as possible.

Financial Impact:

None

Recommendation:

The current language seems appropriate. While increasing the required setback to fifty feet would not create serious difficulties, twenty-five feet would seem to be more appropriate.

Attachments:

Section 5.7 of the UDO