



City of Boiling Spring Lakes

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Nicole Morgan • Email: nmorgan@cityofbsl.org

**Planning Board
March 9, 2021
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The Planning Board meeting was held at City Hall on March 9, 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, Michael Magee, Brenda Hogan

Members Absent:

Bill Sraver, excused

Staff Present:

Nicole Morgan; Planning & Zoning Administrator, UDO Administrator

AGENDA:

A motion was made by Joan Kinney, and seconded by Lucille Launderville, to approve the March 9, 2021 agenda.

Motion carried 5-0

MINUTES – January 19, 2021

A motion was made by Lucille Launderville, and seconded by Joan Kinney, to approve the January 19, 2021 meeting minutes.

Motion carried 5-0

PUBLIC COMMENT:

None.

OLD BUSINESS:

None.

NEW BUSINESS:**1. C-C City Center District- Discussion**

Jeremy Sexton recalled at the November meeting the Board talked about sidewalks and the City Center zoning district. Nicole Morgan explained, although there has not been any property rezoned to City Center as of now, the City Center district was created with the adoption of the UDO in 2018, and is included on the Future Land Use Map. The Board discussed the City Center district, and Lucille Launderville recommended they take a look at what is existing now.

A motion was made by Lucille Launderville, and seconded by Sharon Zakszeski, to table the discussion until the May meeting.

Motion carried 5-0

2. Pedestrian Facilities – Discussion

Nicole Morgan discussed sidewalks as they relate to the Unified Development Ordinance, as well as the Comprehensive Land Use Plan, the Parks and Recreation Master Plan, and the Pedestrian Plan. Nicole Morgan explained the Parks and Recreation Advisory Committee is in the process of developing an Active Transportation Advisory Committee, as recommended in the Pedestrian Plan. The Board discussed the current sidewalk requirements in C-1 and C-C, as well as setbacks, agreeing the sidewalk requirement specifications should stay the same. Michael Magee stated he has worked in many different areas that all require different things, some stricter than others. Michael Magee said he would like to see the setback in C-1 changed. The Board agreed to include further discussion of sidewalks when they revisit the C-C district discussion.

3. Nonconforming Lots of Record

Nicole Morgan explained the proposed text amendment would allow property owners to combine nonconforming lots, if doing so will decrease the amount of nonconformity. The Board discussed the proposal, and agreed it is good, as long as it does not increase nonconformity.

A motion was made by Lucille Launderville, and seconded by Sharon Zakszeski, to recommend approval of the proposed text amendment.

Motion carried 5-0

A motion was made by Lucille Launderville, and seconded by Sharon Zakszeski, to adopt Option A of Plan Consistency.

Motion carried 5-0

OTHER BUSINESS:

None.

ANNOUNCEMENTS:

None

A motion was made by Sharon Zakszeski, and seconded by Lucille Launderville, to adjourn the meeting at 8:02 P.M.

Motion carried 5-0

*Respectfully submitted by,
Suzanne Price, Administrative Assistant*