

**TOWN OF WHITE LAKE  
PLANNING BOARD MEETING  
AGENDA COMMUNIQUE  
JULY 20, 2023**

**To:** Chairwoman Joy Warren  
White Lake Planning Board Members  
Sean Martin, Town Administrator

**From:** Pat Kennedy-Taylor, Clerk to the Planning & Zoning Board

**Date:** July 20, 2023

**CC:** Kevin Taylor, Public Works Director  
Lee Cain, Assistant Zoning Inspector  
Dale Brennan, Fire Chief

**Re:** Planning Board Agenda Items

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**OPENING & CALL TO ORDER:** 7:00 P.M.

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**AGENDA ITEMS:**

**1. Approval of Minutes:**

April 20, 2023, Planning Board meeting.

**ACTION:** Approve the minutes of the previous meeting(s).

**2. Nominate and appoint a Vice-Chair to the Planning Board:**

At our April 20, 2023, meeting the nomination of a Vice-Chair for the Planning Board was tabled again. A motion was made by Hope Campbell and seconded by Paul Norris to table this again.

**ACTION:** Nominate a Vice-Chair for the Planning Board.

**3. Zoning Map Amendment - Apartment Concepts, LLC Rezoning #RZ2411**

Apartment Concepts, LLC. has submitted a Zoning Map Amendment request (**Item #3A.1**) to rezone the property from R1 (Permanent Residential) to R-2 (Recreational Residential). Properties abutting the proposed map amendment request are zoned as B (Business), R-1A (Permanent Residential) and R-1 (Permanent Residential).

Article 12.6.1-5 Rezoning (Zoning Map Amendment) of the White Lake Zoning Ordinance directs that upon receipt of a petition for an amendment (text or map), the Town Clerk shall forward the request to the Planning Board for its consideration.

**Article 7.3 Procedure for Text or Zoning Map Amendment (Rezoning)**

**7.3.4. Planning Board Review and Recommendation.**

Article 7.3.4.1. Upon receipt of a petition for an amendment, the Town Clerk shall forward the request to the Planning Board for its consideration.

Article 7.3.4.2. All proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to that board, the Board of Commissioners may proceed in its consideration of the amendment without the Planning Board report. The Board of Commissioners is not bound by the recommendations, if any, of the Planning Board.

The Planning Board should review the application at this time, complete the Checklist for Rezoning Amendments (**Item #3A.2**) and make a recommendation to **approve** or **disapprove** map amendment request #RZ2411 to the White Lake Town Board of Commissioners for their review and consideration.

**ACTION:** Review the rezoning application as presented and make one (1) of the following statements when making a motion:

#### **MOTIONS FOR CONSIDERATION**

1. The Board has reviewed these documents and found the zoning map amendment is consistent with the objectives and policies in the adopted Land Use Plan.

**OR**

2. The Board has reviewed these documents and found the zoning map amendment inconsistent with the objectives and policies in the adopted Land Use Plan; However, the map amendment is not in the public interest at this time.

#### **4. Special Use Permit - Apartment Concepts, LLC - #SUP2411**

Apartment Concepts, LLC has applied for a special use permit (Item #4B.1) to construct six (6) more/or less duplex buildings – (twelve total units for two-family dwellings) at 1117 White Lake Dr. identified as Bladen County Tax Map #1352-11-55-2411 (**Agenda Item #4**).

Article 6.5 Special Use Permit - 6.5.3.3. Planning Board Review and Recommendation.

(a) Before being presented to the Board of Commissioners, an application for a Special Use permit shall be referred to the Planning Board for a recommendation in accordance with this Section. The Planning Board shall not conduct a formal evidentiary hearing but must conduct an informal preliminary discussion of the application. The Board of Commissioners may not hold a hearing on a special use permit application until the Planning Board has had an opportunity to consider the application pursuant to standard agenda procedures. The Board of Commissioners shall, however, upon the failure of the Planning Board to act on an application as outlined in subsection (b) below, proceed with holding an evidentiary hearing. *Statutory Authority – NCGS Chapter 160D-301.*

(b) After reviewing the application, the Planning Board shall submit its findings, conditions, and recommendations in writing to the Board of Commissioners.

(c) In response to the Planning Board's recommendations, the applicant may modify his special use application prior to submission to the Board of Commissioners.

**ACTION:** Review the Special Use Permit #SUP2411 application as presented and make one (1) of the following statements when making a motion:

**MOTIONS FOR CONSIDERATION**

1. The Board has reviewed these documents and found the Special Use Permit consistent with the objectives and policies in the adopted Land Use Plan.

**OR**

2. The Board has reviewed these documents and found the Special Use Permit inconsistent with the objectives and policies in the adopted Land Use Plan; and the Special Use is not in the public interest at this time.

**Other Business**

Other Planning Board Members' business not on the agenda (non-voting items).

**Open Forum:** Three (3) minutes per citizen. Should state name and address.

**Adjourn**