

3. Mariner's Point from RR to R-10 (which, again, is the only zoning district that can accommodate multi-family group housing).
4. Lost Treasure Golf and Raceway from RR to B-1 (which permits For-profit Recreational Facilities, like this).

Chairman Heath asked if there were any questions or comments.

Commissioner John Hagle stated, in staff recommendations staff talked about June 15, 1990 when the RR Zoning was removed from the text and maps and converted to another district, were these properties converted to these other districts at that time on the map or were they always left at RR.

Mrs. Simmons stated they were left at RR on the map.

Commissioner Al Williams asked if staff had received any comments from Lost Treasure.

Mrs. Simmons stated he was at the meeting that staff held in January. His concern was zoning Lost Treasure to a business use because the hot ticket item right now is condos. He did not want to be locked into a zoning district that would not allow condos but staff cannot recommend making a use non-conforming. The existing use right now is business, so the best choice for him would be a B-1. If he would like to put condos in later, he can ask for a rezoning at that time.

Commissioner Robin Comer stated that the owner of Lost Treasure would not have an option for condos at this time anyway would he.

Mrs. Simmons stated he could put condos there now.

Chairman Heath stated if he wanted to discontinue his business.

Commissioner Comer stated but RR is not on the books anymore so, how would you know how to develop an RR.

Mrs. Simmons stated RR would allow condos and staff could make him do a group housing.

Chairman Heath asked if there were any further comments. He asked if anyone from the audience would like to speak.

Mr. Patrick Walsh said he owns a lot in Hoffman Beach. They purchased the lot about 3 years ago when his wife was pregnant and the reason they bought it was basically as an investment for our child. Actually, on this map it is shown incorrectly. It shows it as one lot, when it is actually two lots. It is lot 8 and 9. Basically, this lot is actually 2 lots and they are both one-quarter acre lots. The total acreage is 0.59 acres and his concern is, the reason he bought these properties was an investment for his child when she was growing

up for college so that we could actually sell one lot and keep the other lot. His concern is, if that goes to R-15, they will only be about 12,000-square foot lots and therefore he would not be able to build on it.

Chairman Heath asked Mrs. Simmons if there were lots that would be non-conforming as R-15.

Mrs. Simmons stated those properties have water by Bogue Banks so, they have to be 15,000 square feet minimum. She stated she does not know off the top of her head if they all meet it now. She thinks some of these are close. Showing lots on the map, she stated that they were divided over the years.

Commissioner Comer asked Mr. Walsh if the two lots he was talking about, is he saying the two lots are actually combined and there is a division line on this map.

Mr. Walsh stated this is actually a tax map, this is from the tax ID they have, if you actually go back to the original lots, it is not and he just requested about two weeks ago to change it so it shows up on the newer GIS website where you will see a dividing line.

Mrs. Simmons stated Mr. Walsh came to her and she advised they do allow two lots to come back on-line, as long as the lot line goes back to its original location. If it moves just a little bit, then they must come through and meet the regulations.

Commissioner Comer asked if staff was proposing then that, with R-15, that there are lots that don't meet the 15,000-square foot minimum; we are just going to grandfather that into it okay.

Mr. Jim Jennings stated these will be lots of record that can be built upon. They would just need to meet the setbacks.

Chairman Heath stated as long as there is no change in the lot designation, there would be no issue for anyone being able to build upon these lots.

Commissioner Hagle stated they would have to meet setback requirements of R-15.

Mrs. Simmons stated yes.

Chairman Heath asked Mr. Walsh if that answered his questions.

Mr. Walsh stated yes and asked how does he get that in writing.

Chairman Heath stated it would be in the minutes of the meeting and he could obtain a copy of those.