



City of Boiling Spring Lakes

9 E. Boiling Spring Road

Southport, NC 28461

Phone (910) 294-0996 Fax (910) 363-0029

Nicole Morgan • Email: nmorgan@cityofbsl.org

**Planning Board
November 14, 2017
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on November 14, 2017. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present:

Bill Clark; Chairman, Gene Fioravante, Jeremy Sexton

Members Absent:

Nancy Crawford, excused
Bill Sraver; unexcused
Lucille Launderville; 1st alternate, unexcused

Staff Present:

Nicole Morgan; Administrative Assistant

Guest:

Wes MacLeod; Cape Fear Council of Governments

AGENDA:

A motion was made by Gene Fioravante and seconded by Jeremy Sexton to approve the November 14, 2017 agenda.

Motion Carried 3-0

MINUTES – October 10, 2017

A motion was made by Gene Fioravante and seconded by Jeremy Sexton to approve the October 10, 2017 meeting minutes.

Motion carried 3-0

PUBLIC COMMENT:

Nicholas Robb, residing at 522 Westwood Rd., stated he would like the City to rezone parcels of 5 acres or more on Virginia Road from R-2 to R-6 so that he may be permitted to have livestock on the property. Wes MacLeod advised Nicholas Robb he may request and file a rezoning application with the City's Planning and Zoning Department, which would then be reviewed by the Planning Board and the Board of Commissioners. Bill Clark told Nicholas Robb, once the application is completed, the Planning Board will consider his proposal.

OLD BUSINESS:

Bill Clark asked Wes MacLeod why an outbuilding cannot be climate controlled. Wes MacLeod, noting this is regarding flood zone properties, stated this is taken from the state's model ordinance.

1. Review Draft Appendix A: Definitions

Discussion was held regarding contiguous properties and whether or not they would need to touch in order to be contiguous and Wes MacLeod stated that properties across the street from each other are considered abutting/contiguous for notification purposes.

Bill Clark requested the definition of Adult Businesses/Establishment be included in Appendix A, as opposed to stating "see definition..." and Wes MacLeod agreed to include it.

During a discussion regarding the Appeal definition, Bill Clark and Wes MacLeod agreed to include that appeals are made to the Board of Adjustment.

Bill Clark asked Wes MacLeod why the definitions for Bed and Breakfast Inn and Breakaway Wall include requirements, in addition to the actual definitions. Wes MacLeod stated he can change them to state the definitions and add the requirements as a supplemental to the definition.

Discussion was held regarding the maximum length of stay for Bed and Breakfast Inn and members agreed to change it from 14 days to 60 days.

Jeremy Sexton asked Wes MacLeod if the accepted definition of Boardinghouse is that meals are served and a discussion was then had regarding why it would be separate from Bed and Breakfast Inn. Members agreed to take Boardinghouse out of Appendix A: Definitions.

Bill Clark asked Wes MacLeod why Caliper was being taken out of Appendix A: Definitions, and Wes MacLeod stated it is all now considered DBH (diameter at breast height).

Discussion was held regarding Dry Cleaning and Commercial Laundry Facilities, as well as Laundromat (Coin Operated Laundry). Although Wes MacLeod stated he recommended separating them, as they may be perceived differently, members requested Wes MacLeod include it under one heading.

Members agreed to have Ice Vending and Self-Service Ice Vending changed to one category titled "Self-Service Ice Vending."

When reviewing the definition of Lot, Corner, a discussion was held regarding whether or not the front of the lot should be where the street address is and Wes MacLeod stated that decision would be made between the homeowner and the building inspector. Members agreed to leave the definition as is.

A discussion was held regarding Motor Vehicle, Junked and Inoperative Vehicle, during which Wes MacLeod stated there is a statute for junked vehicles and that it is comparative to vehicles without a valid registration.

Bill Clark asked Wes MacLeod, if UDO changes no longer require sidewalks and an individual submitted plans prior to the change taking effect, will that individual be required to fulfill the prior sidewalk requirement? Wes MacLeod stated it will not have to be done if the sidewalk requirement changes before requesting a Certificate of Occupancy.

A motion was made by Jeremy Sexton and seconded by Gene Fioravante to approve Draft Article A: Definitions, as revised.

Motion carried 3-0.

NEW BUSINESS:

1. Final Draft of Revised UDO

Wes MacLeod stated there are modified zoning districts included in the final draft of the revised UDO, as well as an Appendix C: Film/Videotaping Guidelines/Requirements. Bill Clark asked Wes MacLeod if zoning district C-C has been kept and Wes MacLeod stated yes. Bill Clark then asked Wes MacLeod if zoning district C-1A could be consolidated with zoning district C-1 and Wes MacLeod stated yes, noting it states that in the commentary in Article 5: Zoning Districts.

NEXT MEETING AGENDA ITEMS:

- 1. Consistency Statement**
- 2. Review Final Draft of Revised UDO**

A motion was made by Gene Fioravante and seconded by Jeremy Sexton to adjourn the meeting at 7:45 p.m.

Motion carried 3-0

*Respectfully submitted by,
Nicole Morgan, Administrative Assistant*