



***City of Boiling Spring Lakes***

**9 E. Boiling Spring Road**

**Southport, NC 28461**

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**Planning Board  
April 10, 2018  
7:00 P.M. ~ City Hall**

**CALL TO ORDER:**

The regular monthly Planning Board meeting was held at City Hall on April 10, 2018. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

**Members Present:**

Bill Clark; Chair, Bill Sraver, Gene Fioravante, Lucille Launderville, Adrian Iapalucci, William Rivers

**Members Absent:**

Jeremy Sexton; excused

**Guest:**

Wes MacLeod; Cape Fear Council of Governments

**Staff Present:**

Nicole Morgan; Clerk to the Board

**AGENDA:**

**A motion was made by Bill Sraver and seconded by Adrian Iapalucci to approve the April 10, 2018 agenda.**

**Motion Carried 5-0**

**MINUTES – March 13, 2018**

**A motion was made by Lucille Launderville and seconded by Bill Sraver to approve the March 13, 2018 meeting minutes.**

**Motion carried 5-0**

**PUBLIC COMMENT:**

No public comment.

**OLD BUSINESS:****1. Home Occupation Definition ~ Text Amendment**

In response to the Planning Board's proposal to include the word "unreasonable" under home occupation regulations in Article 6, Section 6.28 (D) of the Unified Development Ordinance, Bill Clark stated Ruth Bek, Chief Code Enforcement Officer, commented that any nuisance is unreasonable to someone and asked who decides what is unreasonable. Bill Clark responded it would have to be up to the Chief Code Enforcement Officer to determine whether a specific nuisance is unreasonable and Adrian Iapalucci stated including the word "unreasonable" gives the regulation a qualifier. Wes MacLeod stated the word unreasonable leaves room for interpretation and questioned how that would be determined if an appeal were made claiming a specific nuisance is not unreasonable. After further discussion, it was agreed to change Section 6.28 (A) to state "the home occupation must be carried on solely by residents of the property where said home business is located" and Section 6.28 (D) to state "does not create a nuisance, as provided in Appendix A of the Unified Development Ordinance."

**A motion was made by Bill Sraver and seconded by Adrian Iapalucci to recommend approval of the text amendment to Article 6, as amended.**

**Motion carried 5-0**

Wes MacLeod asked Bill Clark if the board was recommending approval to modify the current Unified Development Ordinance (UDO), or the Draft Unified Development Ordinance (UDO) and Bill Clark stated the Draft UDO. Wes MacLeod advised Bill Clark the board may make a motion to recommend the verbage in the Draft UDO be updated in accordance with the changes.

**NEW BUSINESS:****1. Hollars/Jordan Request for Rezoning**

Brian Hollars of Selma, Indiana stated he and Kelli Jordan will be relocating to the city and would like to rezone their 18.75 acre tract on W. Ridge Road from an R-2 zoning district to an R-6 zoning district, to allow for their horses. Brian Hollars stated the property is adjacent to conservation land and they have no intensions on subdividing the property. Lucille Launderville asked Brian Hollars how many horses they

would have, should the property be approved for rezoning. Brian Hollars stated he and Kelli Jordan would bring three (3) horses with them upon relocation, with the possibility of getting two (2) more. Wes MacLeod noted R-6 is a rural zoning district, allowing for a range of housing types and requiring a minimum of five (5) acre tracts.

**A motion was made by Adrian Iapalucci and seconded by Gene Fioravante to recommend approval of the Hollars/Jordan Request for Rezoning.**

**Motion carried 5-0**

## **2. 2018 FEMA Flood Map**

Wes MacLeod explained FEMA gave the state approval to adopt the Brunswick County draft flood maps. Wes MacLeod further stated the city has until August 28, 2018 to adopt the updates in order to be compliant with FEMA regulations.

**A motion was made by Lucille Launderville and seconded by Bill Sraver to recommend approval of the 2018 flood maps.**

**Motion Carried 5-0**

## **3. Flood Damage Prevention Ordinance**

**A motion was made by Adrian Iapalucci and seconded by Gene Fioravante to recommend approval of the Flood Damage Prevention Ordinance as amended.**

**Motion carried 5-0**

## **OTHER BUSINESS:**

None.

**A motion was made by Bill Sraver and seconded by Adrian Iapalucci to adjourn the meeting at 7:28 p.m.**

**Motion carried 5-0**

*Respectfully submitted by,  
Nicole Morgan, Clerk to the Board*