



***City of Boiling Spring Lakes***

**9 E. Boiling Spring Road**

**Southport, NC 28461**

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**Planning Board  
January 11, 2018  
7:00 P.M. ~ City Hall**

**CALL TO ORDER:**

The regular monthly Planning Board meeting was held at City Hall on January 11, 2018. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

**Members Present:**

Bill Clark; Chair, Bill Sraver, Jeremy Sexton, Gene Fioravante, Lucille Launderville, Adrian Iapalucci

**Members Absent:**

None

**Staff Present:**

Ruth Bek; Chief Code Enforcement Officer

Nicole Morgan; Clerk to the Board

**Guest:**

Wes MacLeod; Cape Fear Council of Governments

**AGENDA:**

**A motion was made by Gene Fioravante and seconded by Bill Sraver to approve the January 11, 2018 agenda.**

**Motion Carried 5-0**

**MINUTES – December 12, 2017**

**A motion was made by Lucille Launderville and seconded by Gene Fioravante to approve the December 12, 2017 meeting minutes.**

**Motion carried 5-0**

**PUBLIC COMMENT:**

No public comment.

**OLD BUSINESS:**

**1. Review Final Draft of UDO**

Bill Sraver asked Wes MacLeod whether or not the minimum living area in a R-1 zoning district was reduced to 1,250 square feet where a dwelling includes an attached garage of 400 square feet or greater. Bill Clark commented that it should be 1,200 square feet with an attached garage of 400 square feet or greater and Wes MacLeod pointed out that this change was included on page 5-22 in Article 5 – Zoning Districts, Section 5.7.

Wes MacLeod confirmed minimum front setback requirements were changed to reflect 40 feet across all districts.

Bill Clark asked Wes MacLeod whether or not sidewalk requirements in Section 8.19 should state that sidewalks shall meet current ADA standards, as the ADA standards have recently changed, and Wes MacLeod stated that information is already implied.

Discussion was held regarding political signage requirements in Article 10. Wes MacLeod confirmed with Adrian Iapalucci that political signs are only permitted in the right-of-way on Fifty Lakes Drive, Eden Drive and Alton Lennon Drive.

Further discussion was held regarding the change to allow for a 1,200 square foot home with an attached 400 square foot garage in the R-1 zoning district and Wes MacLeod agreed to include this in Section 5.3 – Primary Zoning Districts, letter (A).

**A motion was made by Jeremy Sexton and seconded by Lucille Launderville to approve the UDO as amended.**

**Motion carried 5-0**

**2. Potential Rezoning for New District(s)**

The Planning Board reviewed a proposed R-5 & R-5MH text amendment to revise Article 5 Zoning Districts to include a new R-5MH Zoning District and prohibit manufactured homes within the R-5 zoning district. It was noted modular homes are not considered manufactured homes and therefore would be permitted.

**A motion was made by Bill Sraver and seconded by Jeremy Sexton to approve the R-5 & R-5MH Text Amendment.**

**Motion carried 5-0**

**3. Wake Boat Discussion**

Bill Clark explained he has received several complaints regarding wake boats on Boiling Spring Lake that are creating large wake for properties on the lake. Discussion was held regarding the potential damage this type of wake may cause to docked boats, as well as the potential for erosion. It was agreed that the Planning Board will make a recommendation to the Board of Commissioners to review Section 10-82 of City Ordinances to include a provision stating boats that, by design, are capable of creating a larger than normal wake shall not be permitted on any lake.

Bill Sraver commented he sees no reason for electric trolling motors to be prohibited on any lake. Discussion was held regarding the possibility of allowing electric trolling motors on all lakes and it was agreed the Planning Board will make a recommendation to the Board of Commissioners to review Section 10-82 of City Ordinances to allow for electric trolling motors on lakes based upon acreage.

**NEW BUSINESS:**

**1. Elect Chair**

Bill Clark opened nominations for the 2018 Chair.

**Gene Fioravante nominated Bill Clark. The nomination was seconded by Jeremy Sexton. No other nominations were made. Bill Clark accepted the nomination of Chair.**

**Motion carried 5-0**

**2. Elect Vice-Chair**

Bill Clark opened nominations for the 2018 Vice-Chair.

**Gene Fioravante nominated Jeremy Sexton. The nomination was seconded by Lucille Launderville. No other nominations were made. Jeremy Sexton accepted the nomination of Vice-Chair.**

**Motion carried 5-0**

**3. 1<sup>st</sup> Quarter TRC Representative**

Bill Clark opened nominations for 1<sup>st</sup> Quarter TRC Representative

**Jeremy Sexton nominated Bill Sraver. The nomination was seconded by Gene Fioravante. No other nominations were made. Bill Sraver accepted the nomination of 1<sup>st</sup> Quarter TRC Representative.**

**Motion carried 5-0**

**NEXT MEETING AGENDA ITEMS:**

- 1. R-5MH Zoning Map Amendment**
- 2. Discussion with Parks & Recreation Advisory Board**

**A motion was made by Jeremy Sexton and seconded by Lucille Launderville to adjourn the meeting at 7:40 p.m.**

**Motion carried 5-0**

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