



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
March 13, 2018
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on March 13, 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, William Rivers

Members Absent:

None

Staff Present:

Nicole Morgan; Clerk to the Board

AGENDA:

A motion was made by Gene Fioravante and seconded by Bill Sraver to approve the March 13, 2018 agenda.

Motion Carried 5-0

MINUTES – February 13, 2018

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

Motion carried 5-0

PUBLIC COMMENT:

No public comment.

OLD BUSINESS:

None.

NEW BUSINESS:**1. Review Home Business Definitions**

Discussion was held regarding the parking of commercial vehicles on residential properties. Bill Clark explained contractors residing in the city have received notices informing them they are not permitted to keep their work vehicles and equipment on their property. Bill Clark stated these contractors, some in business for over 20 years, are upset regarding this ordinance and believes they will contest. Bill Clark stated businesses that have been operating since the 1990's are grandfathered in, and further stated Ruth Bek, Chief Code Enforcement Officer, has advised him that the keeping of commercial vehicles on their property is not grandfathered in. Adrian Iapalucci explained the city cannot make unreasonable financial requests and stated, since vehicles are movable and tangible, not being permitted to keep them on residential property would not be an unreasonable financial request. Bill Clark stated home businesses are well defined, but what is not well defined is what goes on around the property. William Rivers asked whether or not a portion of residential property could be utilized as commercial and Bill Clark stated no.

Adrian Iapalucci stated paragraph "E" is an exclusive list and recommended it be rewritten. A discussion was held, during which time Adrian Iapalucci stated he was reading out of the existing UDO and not the Draft UDO. Therefore, Adrian Iapalucci rescinded his statement that paragraph "E" be rewritten.

Discussion was held regarding the R-5MH zoning amendment proposal, during which time Bill Clark stated he believes it will not be adopted as written, explaining if a manufactured home needed to be replaced it would not be permitted. Bill Sraver asked if a manufactured home could be repaired and Bill Clark stated repairs could only be made up to 50%. Gene Fioravante stated if manufactured homes needing repair over that amount could not be repaired, they would become an eye soar and Bill Clark stated, if that were to happen, eventually the city could take it. Lucille Launderville asked whether or not a manufactured home not in the R-5MH district could be sold and Bill Clark explained it could, but the manufactured home would not be permitted to remain on the lot.

Adrian Iapalucci suggested Section 6.28 (A) be rewritten to not limit who is permitted to participate in the home occupation to the immediate family members only. Discussion was held regarding the importance of home occupations not creating a nuisance. Bill Sraver stated the city is already making an exception to the use of a home as a dwelling unit by even allowing for a home occupation. It was agreed to change immediate family members to household members. 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 include the word "unreasonable."

A motion was made by Jeremy Sexton and seconded by Bill Sraver to accept the changes as written.

Motion carried 5-0

OTHER BUSINESS:

None.

A motion was made by Jeremy Sexton and seconded by Lucille Launderville to adjourn the meeting at 7:43 p.m.

Motion carried 5-0

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