



City of Boiling Spring Lakes

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**Planning Board
October 9, 2018
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on October 9, 2018. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present:

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

Staff Present:

Ruth Bek, Code Enforcement Officer
Nicole Morgan; Clerk to the Board

Guest:

Wes MacLeod; Council of Governments

AGENDA:

A motion was made by Bill Sraver and seconded by Jeremy Sexton to amend the agenda to include a text amendment for temporary housing.

Motion Carried 5-0

MINUTES – July 12, 2018

A motion was made by Bill Sraver and seconded by Lucille Launderville to approve the July 12, 2018 meeting minutes.

Motion carried 5-0

PUBLIC COMMENT:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Temporary Housing Text Amendment & Consistency Statement

Discussion was held regarding the provision to permit temporary housing units in all residential zoning districts for individuals whose homes have been destroyed, or damaged, by an emergency or natural disaster. Wes MacLeod explained that the temporary housing units would be required to meet the Flood Damage Prevention Ordinance requirements and stated that RV's and trailers being used as temporary housing units that are located within the floodplain could be readily moved if necessary. William Rivers questioned how the utilities would be connected and Ruth Bek stated that temporary poles would be set for electric.

The Board discussed the provision for temporary storage containers. Wes MacLeod noted that the storage containers would technically not apply to the Flood Damage Prevention Ordinance, but that a provision could be included to require them to be anchored, or fastened, to avoid flood waters. Ruth Bek stated that a temporary occupancy permit should not be required for the temporary storage containers.

The Board agreed to amend letter "H" as follows:

"A maximum of two (2) temporary storage containers, including shipping and intermodal containers, up to sixteen (16) feet long, eight (8) feet wide, and nine (9) feet tall, shall be permitted on a lot where a home has been destroyed, or significantly damaged, through no fault of the owner, by an emergency or natural disaster."

A motion was made by Jeremy Sexton and seconded by Bill Sraver to approve the text amendment for temporary housing, as amended.

Motion carried 5-0

A motion was made by Jeremy Sexton and seconded by Bill Sraver to approve option A of the plan consistency statement.

Motion carried 5-0

2. Plot Plan Requirements Text Amendment & Consistency Statement

Discussion was held regarding the regulation of stormwater runoff on standalone lots during which Wes MacLeod explained the intent being that hydrology doesn't change, and the onus be placed on the developer to ensure that. Ruth Bek stated the square footage requirement for accessory structures should be reduced from 750 square feet to 400 square feet.

The Board agreed to amend letter "A" under Section 9.2 to reduce the square footage requirement of accessory structures from 750 square feet to 400 square feet.

A motion was made by Lucille Launderville and seconded by Jeremy Sexton to approve the text amendment for plot plan requirements, as amended.

Motion carried 5-0

A motion was made by Lucille Launderville and seconded by Jeremy Sexton to approve option A of the plan consistency statement.

Motion carried 5-0

3. Marketing Promotion Displays Text Amendment & Consistency Statement

Candi Alexander, representing BSL Land Holdings, discussed the company's application for a text amendment to include provisions for marketing promotion displays. She explained that the company would begin development on their properties as soon as sewer is in, and indicated that their biggest investment, currently, is residential. Candi Alexander stated that BSL Land Holdings would like marketing promotion displays to be permitted in order to attract attention to what is here, such as new homes, and explained that the company would maintain the displays, which would only be temporary.

Adrian Iapalucci stated that the text amendment should indicate that the developing properties must be located within city limits.

Bill Clark asked Candi Alexander how many lots the company would be developing on. Candi Alexander responded by saying the company will be developing on approximately 150 lots now, and explained that the company typically builds a model home, which they use as a sales center.

The Board discussed the total number of marketing promotion displays to be permitted and agreed to amend letter “F” to reduce the maximum number permitted from eight (8) to seven (7). The Board then agreed to amend letter “A” to include the requirement that development be within city limits.

A motion was made by Bill Sraver and seconded by Jeremy Sexton to approve the text amendment for marketing promotion displays, as amended.

Motion carried 5-0

A motion was made by Gene Fioravante and seconded by Lucille Launderville to approve option A of the plan consistency statement.

Motion carried 5-0

OTHER BUSINESS:

None.

Motion was made by Bill Sraver and seconded by Lucille Launderville to adjourn the meeting at 8:16 p.m.

Motion carried 5-0

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