



City of Boiling Spring Lakes

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**Planning Board
February 12, 2019
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on February 12, 2019. 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, Adrian Iapalucci, William Rivers, Timothy Fullmer

Staff Present:

Nicole Morgan; Clerk to the Board

AGENDA:

A motion was made by Lucille Launderville and seconded by Adrian Iapalucci to amend the February 12, 2019 agenda to add the scheduling of a special call meeting under Other Business.

Motion carried 5-0

A motion was made by Lucille Launderville and seconded by Adrian Iapalucci to approve the February 12, 2019 agenda as amended.

Motion carried 5-0

MINUTES – January 10, 2019

A motion was made by Adrian Iapalucci and seconded by Lucille Launderville to approve the January 10, 2019 minutes.

Motion carried 5-0

PUBLIC COMMENT:

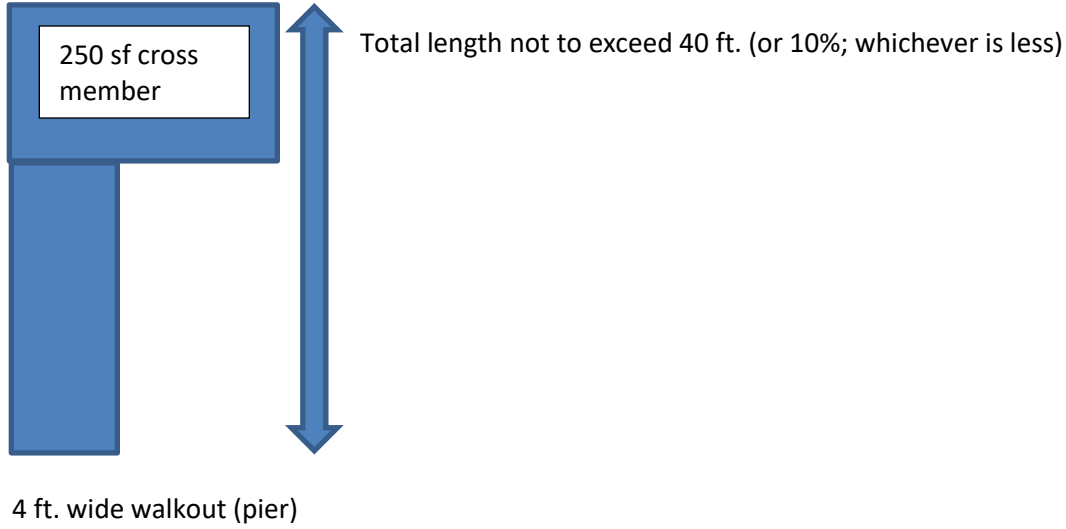
Paul Brosseau of 1811 Pinehurst Road requested the City make accommodations to better allow small businesses to market their goods. Mr. Brosseau stated, as per the City's UDO, a farmer's market only allows for the sale of produce, and flea markets would require a Conditional Use Permit, which he believes to be excessive. He explained there are over thirty craftsman and artisans who are interested in being able to market their products. Mr. Brosseau stated local businesses would also benefit from the increase in visitors if these types of markets were to operate in the City, and mentioned the City looked into this back in 2016, but did not follow through.

OLD BUSINESS:**1. Section 7.7 Lake Regulations**

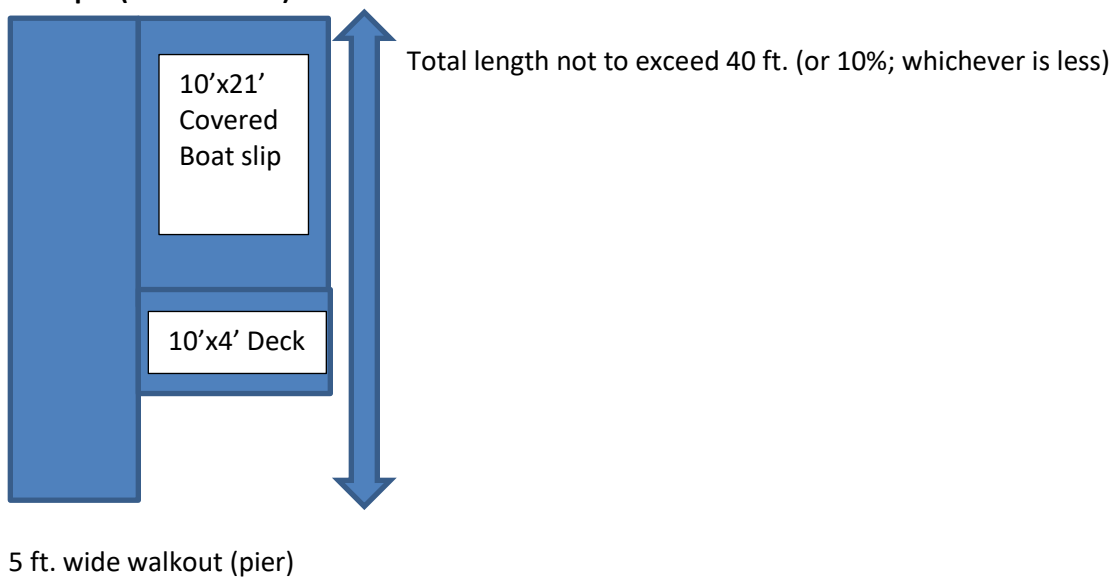
The Board discussed amending lake regulations with regards to waterside structures. They discussed the chart in 7.7 (B), and the provisions in 7.7 (J), with regards to determining where the maximum permitted length of a waterside structure shall be measured from, and agreed no change is needed in these sections. The Board discussed including example pictures in Article 7, and amending 7.7 (D) & (E).

A motion was made by Adrian Iapalucci and seconded by Jeremy Sexton to amend Section 7.7 (D) to "A maximum of one (1) walkout (pier), which is most closely perpendicular as possible to the applicant's waterfront property line, shall be permitted. The width of the walkout (pier) shall be no less than four feet (4') and no greater than eight feet (8')" and Section 7.7 (E) to "The maximum size of the waterside structure, not including walkout (pier), shall be 250 square feet. This shall include, but is not limited to, any cross-member structure, decking and covered areas (covered areas include any roof assembly over water)," and to include the following example diagrams:

Example (Patricia Lake)



Example (Patricia Lake)



Motion carried 5-0

A motion was made by Bill Sraver and seconded by Jeremy Sexton to approve option (A) of the consistency statement, to recommend approval of the text amendment to Section 7.7 – Lake Regulations.

Motion carried 5-0

NEW BUSINESS:**1. UDO Review ~ Possible Amendments**

The Board reviewed Sections 5.3; Zoning Districts and 5.5; Table of Permitted/Conditional Uses. They discussed conflicts between residential uses, accessory uses and non-residential uses, and agreed outdoor and indoor flea markets should be permitted in the non-residential districts, and outdoor storage should be permitted as a principal use with supplemental regulations. The Board discussed taking accessory uses out of the table altogether and deleting outdoor storage from being listed in the Table of Permitted/Conditional Uses twice.

A motion was made by Jeremy Sexton and seconded by Adrian Iapalucci to strike the table headings “Residential and Related Uses,” “Accessory Uses” and “Non-Residential Uses” in Section 5.5.

Motion carried 5-0

A motion was made by Jeremy Sexton and seconded by Adrian Iapalucci to strike Outdoor Storage under Non-Residential Uses in Section 5.5.

Motion carried 5-0

Motion was made by Bill Sraver and seconded by Adrian Iapalucci to combine the C-1 and C-1A zoning districts.

Motion carried 5-0

Motion was made by Adrian Iapalucci and seconded by Jeremy Sexton to amend outdoor flea market in Section 5.5 to permitted by right in both the C-1 and C-1A zoning districts.

Motion carried 5-0

Motion was made by Jeremy Sexton and seconded by Adrian Iapalucci to amend grocery store in Section 5.5 to also include permitted by right in the C-1A zoning district.

Motion carried 5-0

Motion was made by Jeremy Sexton and seconded by Bill Sraver to amend Greenhouse and plant nursery (retail) in Section 5.5 to also include permitted by right in the C-1A zoning district.

Motion carried 5-0

Motion was made by Jeremy Sexton and seconded by Lucille Launderville to amend archery range, indoor/outdoor in Section 5.5 to permitted subject to supplemental regulation Section 6.9 in the C-1, C-1A and I-1 zoning districts.

Motion carried 5-0

Motion was made by Adrian Iapalucci and seconded by Jeremy Sexton to amend Indoor Flea Market in Section 5.5 to also include permitted by right in the C-1A zoning district.

Motion carried 5-0

Motion was made by Bill Sraver and seconded by Adrian Iapalucci to amend manufacturing (artisan) in Section 5.5 to also include permitted by right in the C-1 zoning district, manufacturing (limited) in Section 5.5 to permitted by right in the C-1, C-1A and I-1 zoning districts and manufacturing (general) manufacturing (intensive) in Section 5.5 to permitted by right in the I-1 zoning district.

Motion carried 5-0

Motion was made by Adrian Iapalucci and seconded by Lucille Launderville to amend Metal Working in Section 5.5 to also include permitted by right in the C-1 zoning district.

Motion carried 5-0

Motion was made by Adrian Iapalucci and seconded by Lucille Launderville to amend Opticians in Section 5.5 to also include permitted by right in the C-1A zoning district.

Motion carried 5-0

Motion was made by Lucille Launderville and seconded by Jeremy Sexton to amend Paint/glass/wallpaper in Section 5.5 to also include permitted by right in the C-1 zoning district.

Motion carried 5-0

Motion was made by Adrian Iapalucci and seconded by Lucille Launderville to amend Tobacco shop in Section 5.5 to also include permitted by right in the C-1A zoning district.

Motion carried 5-0

Motion was made by Bill Sraver and seconded by Adrian Iapalucci to amend Spas and health clubs in Section 5.5 to also include permitted by right in the C-1A zoning district.

Motion carried 5-0

Motion was made by Bill Sraver and seconded by Adrian Iapalucci to amend Tattoo and body piercing in Section 5.5 to also include conditional use in the C-1 zoning district.

Motion carried 5-0

Motion was made by Jeremy Sexton and seconded by Adrian Iapalucci to amend Warehouses – wholesale use (enclosed) in Section 5.5 to also include permitted by right in the C-1 and C-1A zoning districts.

Motion carried 5-0

Motion was made by Bill Sraver and seconded by Adrian Iapalucci to amend Mixed Use in Section 5.5 to also include permitted subject to supplemental regulation 6.39 in the C-1A zoning district.

Motion carried 5-0

The Board reviewed Section 6.2; Accessory Uses and Buildings, Section 6.3; Accessory Dwelling Unit, Section 6.4; Outdoor Storage (accessory) and Section 6.5; Outdoor Storage (principal).

Motion was made by Adrian Iapalucci and seconded by Jeremy Sexton to strike Section 6.2 (I) and move to Section 6.4 & Section 6.5, amend the section heading in Section 6.3 to state Residential Accessory Dwelling Unit, amend the section heading in Section 6.4 to state Commercial Outdoor Storage (accessory), and amend the section heading in Section 6.5 to state Commercial Outdoor Storage (principal).

Motion carried 5-0

Motion was made by Jeremy Sexton and seconded by Adrian Iapalucci to amend Section 6.4 (A) to increase the minimum fence height to 8’.

Motion carried 5-0

Motion was made by Adrian Iapalucci and seconded by Lucille Launderville to delete Section 6.2 (I) (2) & (3) and move Section 6.2 I (1) to Section 6.4 (D).

Motion carried 5-0

Motion was made by Jeremy Sexton and seconded by Adrian Iapalucci to amend Section 6.5 to state “automobile, boat, recreational vehicle, construction equipment and related material and equipment storage shall be allowed as a principal use pursuant to the use tables provided in Section 5.5, subject to the following; and to include (D) A portable storage unit shall not exceed forty (40) by eight (8) feet wide by nine (9) feet high.

Motion carried 5-0

Motion was made by Adrian Iapalucci and seconded by Lucille Launderville to strike letter “I” in Section 5.3 and to amend letter “H” in Section 5.3 to include C-1A.

Motion carried 5-0

The Board discussed survey requirements under Section 9.1 (D).

Motion was made by Adrian Iapalucci and seconded by Lucille Launderville to amend Section 9.1 (D) to require a survey at the foundation, as well as upon completion.

Motion carried 5-0

OTHER BUSINESS:

1. Schedule Special Call Meeting

The Board discussed scheduling a special call meeting to conduct a final review of all UDO changes voted on.

Motion was made by Bill Sraver and seconded by Adrian Iapalucci to schedule a special call meeting for Friday, February 15, 2019 at 8:00 am.

Motion carried 5-0

A motion was made by Adrian Iapalucci and seconded by Bill Sraver to adjourn the meeting at 8:50 pm.

Motion carried 5-0

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