



City of Boiling Spring Lakes

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Planning Board

Date March 12, 2019

City Hall ~ 7:00 P.M.

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on March 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, Adrian Iapalucci, Lucille Launderville
Alternates: Tim Fullmer and William Rivers

Staff Present:

Maggie Della Badia ~ Clerk
Bill Lathrop ~ Code Enforcement Officer

AGENDA:

A motion was made by Adrian Iapalucci and seconded by Lucille Launderville to approve the agenda.

Motion Carried 5-0

MINUTES ~

Minutes - February 12, 2019

A motion was made by Bill Sraver and seconded by Jeremy Sexton to approve the February 12, 2019 Minutes as published.

Motion Carried 5-0

Minutes ~ February 15, 2019

A motion was made by Lucille Launderville and seconded by Jeremy Sexton to approve the February 15, 2019 Minutes as published.

Motion Carried 5-0

PUBLIC COMMENT:

Leslie Bussley 159 Harper Lake Dr.

Ms. Bussley explained she is concerned about the wording of the current amendment to the ordinance regarding fowl and if it affects wild fowl. The neighbors had to get rid of their chickens. During the hurricane we were blocked in for three or four days and the neighbors supplied us with eggs and honey.

Kimberly Hand 445 Tate Lake Dr.

Ms. Hand explained she submitted a letter to the board. Bill Clark confirmed the board was provided a copy of the letter. Because the board has a copy of the letter Ms. Hand declined to comment.

OLD BUSINESS: ~ None

NEW BUSINESS:

1. Chickens ~ Discussion

A motion was made by Bill Sraver to resubmit the chicken ordinance to the Board of Commissioners and recommend their approval.

Hearing no Second ~ Motion Failed

Discussion ~

A motion was made by Adrian Iapalucci and Seconded by Lucille Launderville for Bill Sraver to start the discussion of chickens.

Motion Carried 5-0

Bill Sraver asked to go back to the suggested ordinance from last year.

Bill Clark explained the board was provided information put together by Ruth Bek from Bill Lathrop.
Attachment - A

The board discussed and decided to allow chickens in the R-4 Zoning district for single family homes.

The board discussed requiring a permit for chickens.

Bill Clark suggested voting to determine if the Planning Board agrees to allow the keeping of chickens.

A motion was made by Adrian Iapalucci and seconded by Lucille Launderville that the Planning Board is in favor of the keeping of chickens.

Bill Clark restated there is a motion and a second that the Planning Board is in favor of the keeping of chickens but the ordinance is to follow.

Motion Carried 5-0

Adrian Iapalucci suggested changing paragraph (C) 6 - no more than eight hens shall be kept "per lot" to "per tract" as defined in (C) 2.

Tim Fullmer questioned how the maintenance of the coops will be monitored.

Bill Clark suggested the board look at what can be done to be sure they are being maintained.

William Rivers questioned if code enforcement finds a coop in disarray, is there something they can do to protect the chicken's safety?

Bill Clark agreed it would be good to have a permit in place.

Bill Lathrop explained requiring a permit for chickens will allow code enforcement to keep track of them. As suggested, once there are three violations in a twelve month period the permit can be revoked.

Adrian Iapalucci explained Chapter 3 in the Boiling Spring Lakes Ordinance addresses the keeping of pens. There is a procedure for Law Enforcement to get involved.

Bill Clark inquired if there should be a fee for the permit. Bill Lathrop explained if this falls under a conditional use permit it would use those guidelines.

Tim Fullmer explained he does not believe allowing chickens is looking out for the best interest for the future.

Adrian Iapalucci suggested adding number (12), "There shall be no onsite commercial activity regarding the chickens or any product derived from said chickens".

A motion was made by Jeremy Sexton and Seconded by Bill Sraver to approve these definitions and requirements:

Under Section 6.4 (C) ~ Add Zoning District R-4

Under Section 6 (C) ~ Delete the word "lot" and add "tract" as per (C) 2

~ Reading - No more than eight (8) hens shall be kept or maintained per tract as per (C) 2

(C) 9 ~ Roosters shall be prohibited.

Add number (12) ~ There shall be no on site commercial activity involving chickens or by products derived from chickens.

Motion Carried 5-0

A motion was made by Lucille Launderville and Seconded by Bill Sraver to approve the Consistency Statement.

Motion Carried 5-0

2. R-1 Zoning District ~ Discussion (Minimum Square Footage)

Bill Sraver explained in the R-1 Zoning District there is a 1,500 square foot minimum for living space and it does not require a garage. Mr. Sraver proposed to reduce the square footage of living space to 1,250 square feet and require an attached garage at a minimum of 400 square feet. Then it would be a 1650 square foot footprint that will look like a larger house.

A motion was made by Adrian Iapalucci and Seconded by Bill Sraver to resubmit this to the Board of Commissioners.

Motion Carried 5-0

A motion was made by Lucille Launderville and Seconded by Jeremy Sexton to approve the consistency statement and forward it to the Board of Commissioners.

Motion Carried 5-0

3. Section 6.2 ~ Accessory Uses and Buildings

Bill Clark explained this is regarding being able to put an accessory use forward of the front line of the house. Example a carport forward of the front line of the house over a driveway would not be allowed. We were going to look at allowing a free standing carport to forward of the front of the house.

Adrian Iapalucci suggested that it be architecturally consistent with the rest of the house.

William Rivers questioned if this would interfere with the Fire Department if there were a fire.

A motion was made by Adrian Iapalucci to not vote on this.

Rita Odem ~ (Public Comment) If I want to protect my car from weather and trees I would like a carport in my driveway next to my house and porch. It would not be taking up the whole driveway or obstructing views for traffic. She would like something nice to match her house.

Bill Lathrop added some homes do not have room on the side of the house for a carport and they would be parking in the yard instead of their driveway. Jeremy Sexton agreed.

Adrian Iapalucci questioned if this would be allowed to go into the front setback.

A motion was made by Jeremy Sexton and seconded by Lucille Launderville to table accessory uses and buildings for discussion until next month.

Motion Carried 5-0

OTHER BUSINESS: ~

Tim Fullmer asked about refreshing the painting and pressure washing of the city's brick entrance signs. Maggie Della Badia explained there is an online Citizens Request form on the City's website.

Adjourn ~

A motion was made by Bill Sraver and Seconded by Lucille Launderville to adjourn the meeting.

Motion Carried 5-0

Meeting Adjourned at 8:02 PM