



City of Boiling Spring Lakes

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**Planning Board
May 14, 2019
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on May 14, 2019. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present:

Bill Clark; Chairman, Bill Sraver, Jeremy Sexton, Lucille Launderville, Timothy Fullmer

Members Absent:

William Rivers; unexcused

Staff Present:

Nicole Morgan; Planning & Zoning Administrator; UDO Administrator; Clerk to the Board

AGENDA:

A motion was made by Jeremy Sexton and seconded by Bill Sraver to approve the May 14, 2019 agenda.

Motion carried 5-0

MINUTES – April 9, 2019

A motion was made by Jeremy Sexton and seconded by Lucille Launderville to approve the April 9, 2019 minutes.

Motion carried 5-0

PUBLIC COMMENT:

None.

OLD BUSINESS:**1. Section 6.2 ~ Accessory Uses & Buildings Text Amendment**

The Board discussed the placement of carports under Section 6.2 of the UDO, and confirmed that it was the intention of the Board at the April meeting to not allow carports forward of the front line of the house. The Board agreed the last sentence of Section 6.2 (C) should read “Carports, accessory buildings, and detached garages shall not be placed forward of the front line of the principal structure.”

A motion was made by Lucille Launderville and seconded by Bill Sraver to approve Section 6.2 (C) as amended.

Motion carried 5-0

A motion was made by Bill Sraver and seconded by Jeremy Sexton to approve option (A) of the consistency statement, recommending approval of the text amended to Section 6.2.

Motion carried 5-0

NEW BUSINESS:**1. UDO Administrator Updates**

Nicole Morgan advised the Board that, pursuant to Section 3.1(B)(16) of the UDO, she will be making typographical corrections and non-substantive editorial changes to the UDO as needed, and reporting such changes in writing to the Board of Commissioners. Mrs. Morgan also stated such changes will be made known to the Planning Board, as they occur.

2. Appendix B: Section B.1 ~ Table of Plan/Plat Requirements – Discussion

The Board discussed the requirements for Master Development Plans in regards to Planned Residential Development districts (PRD). Mrs. Morgan explained to the Board that Planned Residential Developments require rezoning approval along with a Master Development Plan approval, prior to submitting an application for Major Subdivision approval. Mrs. Morgan discussed some of the requirements for a complete Master Development Plan outlined in Appendix B, such as total floor area, and explained some of the information Appendix B requires in a Master Development Plan may not be known to the applicant at that point in the development process. The Board agreed that some review of the requirements for Master Development Plans in Appendix B may be necessary.

A motion was made by Lucille Launderville and seconded by Bill Sraver to table the discussion of Appendix B until the June 11, 2019 meeting.

Motion carried 5-0

OTHER BUSINESS:

None.

ANNOUNCEMENTS:

Bill Clark, Chairman, announced Adrian Iapalucci has resigned from his position on the Planning Board. William Rivers will now complete Adrian Iapalucci's term, and Timothy Fullmer will move up to 1st alternate. The position of 2nd alternate is now open.

Motion was made by Bill Sraver and seconded by Jeremy Sexton to adjourn the meeting at 7:17 pm.

Motion carried 5-0

*Respectfully submitted by,
Nicole Morgan, Planning & Zoning Administrator; UDO Administrator; Clerk to the Board*