



City of Boiling Spring Lakes
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Planning Board
April 9, 2019
7:00 P.M. ~ City Hall

CALL TO ORDER:

The regular monthly Planning Board Meeting was held at City Hall on April 9, 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 Iappalucci, Lucille Launderville
Alternates: Tim Fullmer and William Rivers

Staff Present:

Maggie Della Badia – Clerk

AGENDA:

A motion was made by Jeremy Sexton and Seconded by Adrian Iapalucci to approve the agenda.

Motion Carried 5-0

MINUTES – March 12, 2019

A motion was made by Adrian Iapalucci and Seconded by Lucille Launderville to approve the March 12, 2019 minutes as published.

Motion Carried 5-0

PUBLIC COMMENT: ~ No Public Comments

OLD BUSINESS:

1. Section 6.33 Keeping of Animals ~ Chickens

- **Consistency Statement (Text Amendment)**

A motion was made by Lucille Launderville and Seconded by Adrian Iapalucci to approve the Consistency Statement for Section 6.33 Keeping of Animals ~ Chickens.

Motion Carried 5-0

2. Section 5.7 Table of Area, Setback, Living Area & Height Requirements ~ R-1 Zoning District

- **Consistency Statement (Text Amendment)**

A motion was made by Jeremy Sexton and Seconded by Adrian Iapalucci to approve the Consistency Statement for Section 5.7 Table of Area, Setback, Living Area & Height Requirements ~ R-1 Zoning.

Motion Carried 5-0

3. Section 6.2 Accessory Uses & Buildings ~ Tabled at March 12, 2019 meeting

- **Text amendment & Consistency Statement**

A motion was made by Lucille Launderville and Seconded by Jeremy Sexton to un-table Accessory Uses & Buildings for discussion.

Motion Carried 5-0

Discussion, Carports ~ (B) & (D)

Exhibit "A~ Staff Report" is hereby incorporated into these minutes.

The board discussed that carports would not be aesthetically attractive forward of the front line of the house and in an emergency they may be an obstruction.

A motion was made by Adrian Iapalucci and Seconded by Lucille Launderville to leave (B) and (D) section 6.2 Accessory and Buildings as they currently are in the UDO.

Section 6.2 Accessory Uses

(B) ~ Do not delete text that was stricken through. Keep all text.

(D) ~ Change to:

A free standing carport shall remain open on all sides with a roof only and shall not be placed forward of the front line of the main building. Free standing carports that are not stick built and are not anchored to a foundation shall be exempt from side setbacks.

A motion was made by Adrian Iapalucci and Seconded by Jeremy Sexton to amend (B) & (D) of 6.2 the text as the members read out loud.

Motion Carried 5-0

(E) ~ Tim Fullmer questioned why the first sentence is there ~

“In residential zoning districts, mechanical equipment permanently affixed to the ground such as car lifts shall not be visible from the street.” Bill Clark explained it can be removed, Lucille Launderville stated it should stay in.

Bill Clark suggested to delete (E) entirely and change it to “Playgrounds affixed to the ground and similar appurtenances shall be permitted forward of the front line of the house”.

Change the word “Playgrounds to Play Sets”. Remove “and similar appurtenances”.

New text:

(E) ~ Playsets freestanding or affixed to the ground shall be permitted forward of the front of the house, but not within (15) fifteen feet from the side and front property lines.

A motion was made by Bill Sraver and Seconded by Adrian Iapalucci to approve (E) as verbalized.

Motion Carried 5-0

4. Section 6.5 Commercial outdoor Storage (Principal)

○ Text Amendment & Consistency Statement

(D) ~ Delete all text for (D) ~ All screening shall be kept out of the front setback;

Section 7.31 Street Yards

(A)**Add** – Except for commercial outdoor storage uses (principal), where a minimum street yard of (15) fifteen feet shall be required.

A motion was made by Adrian Iapalucci and Seconded by Bill Sraver to recommend approval to add the last sentence in Section 7.31 “A”, Delete “D”

Motion Carried 5-0

A motion was made by Jeremy Sexton and Seconded by Adrian Iapalucci to approve the consistency statement for these changes.

Motion Carried 5-0

5. Section 9.2 Plot Plan Procedures

○ Text Amendment & Consistency Statement

Bill Clark explained in March the Planning Board recommended to the Board of Commissioners to require plot plans to be completed by a licensed surveyor which passed. Based upon how the ordinance was written it means surveyors must plot the trees. We have a request from the city to take trees off the plot plan requirements. The reasoning from the city is having the surveyors plot the trees is an added expense

to property owners and builders. The surveyors do not want to plot trees which is time consuming and very costly.

A motion a was made by Adrian Iapalucci and Seconded by Lucille Launderville to remove the portion that says “trees proposed for removal” from Section 9.2.

Motion Carried 5-0

A motion was made by Adrian Iapalucci and Seconded by Lucille Launderville to approve the Consistency Statement as written.

Motion Carried 5-0

Minimum Living Area per Dwelling ~ Consistency Statement

A motion was made by Bill Sraver and seconded by Jeremy Sexton to approve the Consistency Statement.

Motion Carried 5-0

Accessory Uses ~ Consistency Statement

6.2 (C) Accessory Uses ~

A motion was made by Adrian Iapalucci and Seconded by Jeremy Sexton to approve the language in 6.2 (C) underlined added language.

Motion Carried 5-0

A motion was made by Adrian Iapalucci and Seconded by Jeremy Sexton to revote and approve the Consistency Statement as written 6.2 (C).

Motion Carried 5-0

NEW BUSINESS: ~ None

OTHER BUSINESS: ~ None

ADJOURN ~ A motion was made by Lucille Launderville and Seconded by Adrian Iapalucci to adjourn the meeting at 7:52 PM.

Motion Carried 5-0

Respectfully Submitted by Maggie Della Badia