



*City of Boiling Spring Lakes*  
9 East Boiling Spring Road  
Boiling Spring Lakes, NC 28461

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**Planning Board**  
**October 11, 2016**  
**7:00 P.M. ~ City Hall**

**CALL TO ORDER:**

The regular monthly Planning Board meeting was held at City Hall on October 11, 2016  
Chairman Bill Clark called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

**Members Present ~**

Bill Clark Bill Sraver Gene Fioravante Jeremy Sexton Nancy Crawford

**Members Absent ~ None**

**Staff Present ~** Maggie Della Badia ~ Administrative Assistant

**Guest ~** Cape Fear Council of Governments: Wes MacLeod

**AGENDA ~**

**A motion was made by Jeremy Sexton and Seconded by Bill Sraver to approve the October 11, 2016 meeting agenda.**

**Motion Carried 5-0**

**MINUTES ~**

**A motion was made by Bill Sraver and Seconded by Gene Fiorvante to approve the September 13, 2016 meeting minutes.**

**Motion Carried 5-0**

**PUBLIC COMMENT ~**

**Ronald Combopiano ~ 146 Forest Lane.**

Mr. Combopiano stated while the board is working on revising the UDO he would like to see some revisions to the way usable space on a lot is defined. Such as removal of the front line

restriction for some purposes. He explained what has been a founding principle in the United States for a really long time is a person's individual property, as long as something doesn't affect public safety or cause harm to the public. This should be a primary consideration in allowing them to use their property the way they see fit. That applies to a wide variety of parts of the UDO. Mr. Combopiano stated he applied for the Planning Board Alternate Position but has not heard a decision about it.

## **OLD BUSINESS ~**

### **1. Planning Board Training ~ Wes McLeod**

Wes MacLeod provided a tentative schedule for the UDO review. ~ *Hereby incorporated by reference and made part of these minutes.*

Wes MacLeod discussed the following items during training:

Legal context ~ Home Rule ~ Dillions Rule ~ Types of Zoning Decisions ~ Planning and Zoning Basics ~ What is a UDO? ~ Planning Board Statuary Powers and Responsibilities ~Text Amendments ~ Map Amendments ~ Plat vs Site Plan ~ Open Meetings ~ Conditional and Special Use Permits.

*This training presentation is hereby incorporated by reference and made part of these minutes.*

## **NEW BUSINESS:**

### **1. Sidewalk Requirement Discussion**

Wes MacLeod brought to the attention of the Board section 7.45 (B) of the UDO. This section requires sidewalks to be installed along the frontage of all new development or re-development within the C-1 and O & I Zoning Districts. Wes MacLeod asked the Board if this is something they would like to keep or if they would like to change it. This would mean along the front property line of each property. Wes MacLeod explained this section would need more detail. If the sidewalk stays on private property, there would need to be an easement agreement if it goes into the right of way then there would have to be approval by DOT. The Board discussed this and agreed that this should stay as part of the ordinance.

### **2. Draft UDO Articles 1 & 2**

Wes MacLeod distributed draft revised Articles 1 and 2 of the UDO for review and discussion at the next meeting.

Mr. MacLeod explained there will be items in the drafts that will be moved, deleted and modified; deleted items will have a strikethrough mark. If an item will be moved to another section there will be a note. The complete revised UDO will go for public comment and to the Board of Commissioners at the end of the revision process.

## **OTHER BUSINESS: ~ None**

**NEXT MEETING AGENDA ITEM'S:**

- 1. UDO Review Articles 1 & 2**

**ADJOURN:**

**A motion was made by Bill Sraver and Seconded by Nancy Crawford to adjourn the meeting at 7:58 PM.**

**Motion Carried 5-0**

**Respectfully Submitted by,  
Maggie Della Badia ~ Administrative Assistant**