



City of Boiling Spring Lakes
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Boiling Spring Lakes, NC 28461

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Planning Board
September 13, 2016
7:00 P.M. ~ City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on September 13, 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

Members Absent ~ Nancy Crawford ~ Excused

Staff Present ~ Maggie Della Badia ~ Administrative Assistant

Guest ~ Cape Fear Council of Governments: Wes MacLeod

AGENDA ~

A motion was made by Gene Fioravante and Seconded by Jeremy Sexton to approve the September 13, 2016 meeting agenda.

Motion Carried 4-0

MINUTES ~

A motion was made by Jeremy Sexton and Seconded by Gene Fiorvante to approve the August 9, 2016 meeting minutes.

Motion Carried 4-0

PUBLIC COMMENT ~

Veronica Combpiano ~ 146 Forest Lane.

Mrs. Combopiano explained she has lived in the city for thirteen years and disagrees with the UDO rules for RV covers. She stated they went through a variance and were denied so they

will take the cover down. According to the UDO the RV cover cannot be placed in front of her house. She stated the setback rules need to be changed. The RV cover is fifty-five feet back, but it is in front of the house, the front line that was created in the UDO in 2009. She stated it can't be put in the back. She explained they were told by the Board of Adjustment she could store it somewhere else. She stated she owns 1.27 acres and the taxes have doubled since they bought the property in 2003. The RV cover matches the house.

Mrs. Combopiano explained she has seven people ready to go door to door with her in the community to find out how RV and boat owners feel about this rule.

Bill Clark stated it might be a good idea. The Board is just starting to review the UDO in its entirety. He explained when we get to that article we would like to have citizen input and it can be passed on to the Board of Commissioners.

Mrs. Combopiano asked about the sewer systems. Sewer lines were supposed to follow the water lines. Mr. Clark said he didn't think that would be happening right away. She also inquired about a supermarket. Mr. Clark explained the common thread from grocery stores is the population will not support the store.

Ronald Combopiano ~ 146 Forest Lane.

Mr. Combopiano explained he researched government rules and regulations going back to the founding fathers and how they looked at property rights. Property rights are individual rights; their view was property rights preexisted government rights. The government was a contractual agent of the people, so what the people wanted reflected in their government through these kind of processes. We do not have to follow what other towns do, we have a right granted by our constitution for the private use of our own private property against any other person's rights including the government to say what we can do. As long as it doesn't impact public safety. In relationship to the UDO, it seems like there is some unnamed aesthetic to the UDO that has defined things like property lines in front of houses and building restrictions and landscaping. It seems to me that those of us in Boiling Spring Lakes should have a say in what happens.

Gene Fiorvante stated you are very interested in what is happening with the city. We can use someone like you on this board. He suggested Mr. Combopiano consider coming on the board and being an alternate. We need more input and fresh ideas. Mr. Combopiano said he will keep that in mind.

Audrey Carathanasis ~ 1281 Spring Lake Dr.

Mrs. Carathanasis stated she is very disappointed in the ice machine that has been put out on NC Highway 87. I thought we were trying to improve the look of the city. Bill Clark explained it is not done yet. Shrubbery has to be put in as well as other items to conform to the UDO requirements.

OLD BUSINESS ~

1. Chickens in the City

Bill Clark questioned the minimum square footage being 15,000 square feet. That would eliminate a lot of lots in the city. It would exclude lots that are 70 x 150. He inquired if 10,400 square feet would be better. Wes explained that it could allow many chickens in one

acre. The board agreed to lower the lot requirement to 10,400. The board reviewed and discussed setback requirements.

**A motion was made by Jeremy Sexton and Seconded by Bill Sraver to accept the Chicken ordinance as written with the replacement of 15,000 square feet to 10,400 square feet and section b number five striking 100 and making it 30 feet.
Motion Carried 4-0**

**A motion was made by Gene Fiorvante and seconded by Bill Sraver to recommend to approve item “A” on the back of the ordinance.
Motion Carried 4-0**

2. Unified Development Ordinance Concerns.

Bill Clark asked Wes MacLeod what are some of the items that he sees. Wes MacLeod explained some things that were out of place, approval processes and some of the regulations may be more stringent than the city wants. Gene Fioravante followed up asking if they would work on the things that stand out the most first. Wes MacLeod suggested they go chapter by chapter. Wes explained this won't be going to the Board of Commissioners for approval chapters at a time, it will go all at once.

Bill Clark commented some concerns are about signage and try to put everything in one chapter so you don't have to go to many chapters for one item.

NEW BUSINESS:

1. Planning Board Training and UDO

The Board agreed to wait until the next meeting to go over a power point provided by Wes MacLeod.

Wes MacLeod gave a brief overview of the updating process and items that may change in the UDO with the updates.

OTHER BUSINESS: ~ None

NEXT MEETING AGENDA ITEM'S:

- 1. Planning Board Training**
- 2. UDO Review Articles 1 & 2**

ADJOURN:

A motion was made by Bill Sraver and Seconded by Gene Fioravante to adjourn the meeting at 7:49 PM.

Motion Carried 4-0

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