



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

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**Planning Board**  
**April 12, 2016**  
**7:00 P.M. ~ City Hall**

**CALL TO ORDER:**

The regular monthly Planning Board meeting was held at City Hall on April 12, 2016 Member Nancy Crawford, filled Chairman Bill Clark's seat and called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

**Members Present ~**

Nancy Crawford ~ Filled Chairman Bill Clark's Seat and led the meeting  
Bill Sraver     Jeremy Sexton

**Members Absent ~**

Bill Clark ~ Excused                      Gene Fioravante ~ Excused

**Staff Present ~**

Jim Nicholas ~ Building Inspector                      Maggie Della Badia ~ Administrative Assistant  
Bill Murphy ~ City Engineer ~ Excused

**Guest ~**

Cape Fear Council of Governments:                      Wes MacLeod

**PLEDGE OF ALLEGIANCE ~**

Nancy Crawford asked Reid Keyes to lead the Pledge of Allegiance.

**AGENDA ~**

**A motion was made by Jeremy Sexton and seconded by Bill Sraver to approve the agenda.**

**Motion Carried 3-0**

## **APPROVAL OF MINUTES ~**

### **Minutes of the March 8, 2016 meeting.**

**A motion was made by Bill Sraver and Seconded by Jeremy Sexton to approve the March 8, 2016 minutes.**

**Motion Carried 3-0**

**Note: After Public Comment there will be a presentation from Green Shelters, LLC.**

## **PUBLIC COMMENT ~**

### **Reid & Jan Keyes ~**

Reid Keyes addressed the Boiling Spring Lakes Planning Board and explained he has concerns about the definitions of a farmers market that have been generated so far. The definitions are inadequate and narrow to determine the scope of activities that are prudent in many farmers markets in our area and state. He is aware of no markets that require 100% of the products be produced by the vendor. Mr. Keyes suggested the board refrain from picking examples of items the board believes should be allowed. This places a level of restriction that is not applied to other businesses and is unwise and unnecessary.

Mr. Keyes explained he and his wife have taken the first steps to try and serve the people of Boiling Spring Lakes by establishing a grocery outlet in our City. Our efforts have been made in good faith with the welfare and the citizens of the City in mind.

Mr. Keyes offered to provide definitions of farmers markets from other cities.

## **PRESENTATION ~ Green Shelters ~ Otis Johnson**

Commissioner Stilwell introduced Green Shelters LLC. ~ Otis Johnson

Commissioner Stilwell thanked the Planning Board and the audience for allowing them to join the meeting tonight. Commissioner Stilwell explained there have been many requests in the City of Boiling Spring Lakes for alternative housing in all age groups.

Green Shelters provided a slide presentation of designs of the houses they build. Mr. Johnson explained they are interested in affordable housing. He believes there is a movement afoot for smaller houses and the key to a more vibrant and expanding community it is attractive, quality, and affordable housing.

The presentation provided slides of different housing options they offer. The slides showed sizes, floor plans, design and exterior elevations. The houses start at 12 x 12 and they go larger in four

foot extensions up to 12 x 40. Any of these can add a front or side porch. You can start with a \$50,000 - \$70,000 module and add on. The smallest house is 144 square feet, the largest is almost 1,500 square feet. They are working on creating one with a second floor. Examples were provided of houses they have already built.

Steve from Green Shelters, explained what they have tried to do is build and design a small modular expandable timber frame construction from 150 to 1,000 square feet. Using stock materials and pre-cut length lumber which is used in any construction environment. You can add a porch later, it doesn't have to be done all at the same time.

Kirsty Dixon, Brunswick County Planning Manager introduced herself. She explained Brunswick County is looking for workforce/senior housing. It is affordable and along the lines of small homes. Ms. Dixon explained Buddy Milligan created a development with about 5 to 30 of these homes together. It would be a really good small development for Boiling Spring Lakes. Mr. Johnson explained the base usually starts at 1,000 square feet.

Buddy Milligan explained a term that has stuck with him. Try to take advantage of the free work of natural systems. With a smaller house like this you can take advantage of natural light. Most houses of 25 feet wide or less, will allow natural light to penetrate through the entire interior of the house. Another part would be natural ventilation, through the proper placement of windows, doors and porches can also take advantage of natural air systems.

Judy Thuer questioned what the smallest house our zoning will allow. Jim Nicholas explained we have an area that would allow for 1,000 square feet, the R-5. Mary Stilwell explained there may be something called the cottage amendment, where a city cannot specify the square footage. Jim Nicholas explained local zoning would overrule that.

Wes McLeod explained the city currently has minimum living area standards. That is subject to change, amendments to zoning can be made. Mary Stilwell explained we need to start listening to our citizens. They would like smaller homes. Nancy Crawford explained as a board we have to listen to the community and what they want. Then we as a board need to make an amendment and submit it to the Commissioners.

The Board thanked Green Shelters for attending the meeting.

## **OLD BUSINESS ~**

### **A. Staff Report ~ Wes MacLeod / B. Definition of Farmers Market ~ ~ Tabled from March 8, 2016**

Wes McLeod explained at the last meeting we discussed the definition of a farmers market. Nancy Crawford submitted a sample definition. Wes McLeod explained when members need to email something to him they need to send it to Maggie Della Badia and she can distribute it.

Wes McLeod asked Mr. Keyes for information on what should be included in the definition for a Farmers Market for his establishment. Mr. Keyes explained we don't want to do something now that will unnecessarily restrict someone in the future.

Wes McLeod asked Mr. Keyes about looking to construct and sell sheds on the Farmers Market site. Mr. Keyes explained the sheds would help them. Mr. Keyes continued he has built sheds in the area for over 20 years, over 700 of them. For about 10 years he has built them at a location in Southport. He explained people see you working and they stop and can see the product. He further explained it is him that will be doing the work with a few tools. It will not be a large assembly production and not a lot of buildings. He would like to have sheds there that will fit for the Boiling Spring Lakes area.

The Planning Board members spoke about adding this into the Farmers Market definition. They decided to wait until the full board was in attendance to vote on a definition.

**A motion was made by Jeremy Sexton and Seconded by Bill Sraver to table the Farmers Market definition.**

**Motion Carried 3-0**

**NEW BUSINESS :**

**1. Review of Land Use Plan Chapter 5 ~ Wes Macleod**

The Board reviewed Chapter 5 of the Land Use Plan. No changes were made. Wes MacLeod distributed Chapter 6 of the Land Use Plan.

**NEXT MEETING AGENDA ITEM'S:**

- 1. Definition of Famers Market**
- 2. Chickens in the City**
- 3. Review Chapter 6 of the Land Use Plan**

**ADJOURN:**

**A motion was made by Jeremy Sexton and Seconded by Bill Sraver to adjourn the meeting.**

**Motion Carried 3-0**

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