



City of Boiling Spring Lakes
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Planning Board
December 13, 2016
7:00 P.M. ~ City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on December 13, 2016
Chairman Bill Clark called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present ~

Chairman ~ Bill Clark Bill Sraver Gene Fioravante Jeremy Sexton Nancy Crawford

Members Absent ~ 1st Alternate Tim White ~ Absent

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 Gene Fioravante to approve the December 13, 2016 agenda.

Motion Carried 5-0

MINUTES ~

Correction : Cape Fear Council of Governments ~ The minutes stated Wes MacLeod present. Mr. MacLeod was not present Allen Serkin was Present

A motion was made by Bill Sraver and Seconded by Jeremy Sexton to approve the November 15, 2016 meeting minutes.

Motion Carried 5-0

PUBLIC COMMENT ~

David Giera ~

Mr. Giera questioned why the meeting was changed to a Thursday in January? Mr. Clark explained the room will not be available due to the Commissioners meeting taking place on that Tuesday.

OLD BUSINESS ~ There was no old business to be discussed.

NEW BUSINESS:

1. UDO Discussion ~

Mr. Clark explained the Planning Board Members had a question. When more than a certain acreage of land is disturbed it is considered a major development; whose requirement is it that another public hearing be held?

Mr. MacLeod explained it is in the city's UDO. This will be discussed during the UDO revision process.

Mr. Clark explained an item that will need to be reviewed is the TRC Review. One area of the UDO states it shall happen another area states it is up to the UDO Administrator. Mr. MacLeod explained in the current UDO there is not a defined absolute membership. A TRC can be when there is an outside department involved. The TRC should not be understood to mean there is a group that is required to meet to review something. In a larger city there may be a TRC that meets and has a full agenda monthly. This has been addressed in the upcoming draft Article 3 of the UDO.

Nancy Crawford explained she would like a procedure to allow the Board to know who has reviewed and approved site plans before they come to the Planning Board for review and approval.

Article 5 ~ Permitted Use Table ~ Mr. MacLeod

Currently a single family dwelling is permitted in the conservation district. Mr. MacLeod questioned if the board would like to consider not allowing residences in the conservation district. Nancy Crawford explained a consideration would be if it is a privately owned property. Mr. MacLeod will research if there are any privately owned properties in the conservation district.

There may be some items that may be more suitable in the C-1A Zoning District instead of C-1. Such as metal working. The board reviewed the list. Mr. Clark explained the parcels in C-1A are smaller. The light industrial is not developed yet. Gene Fioravante questioned what will happen if a business is looking to come here and it is not on the list as a permitted use. Mr. MacLeod explained if the use is not listed it will be permitted by the use that is most similar. It may be that it can be as a conditional use.

2. Review of UDO Draft Article 3

To be reviewed by members for the next meeting.

The Board reviewed Draft Article 3. Mr. Clark explained the board would like to have documentation and the recommendations from the TRC members that have reviewed a site plan that is being presented to the Planning Board for approval. This would be for formal and informal TRC reviews.

3. Review of UDO Draft Article 4

To be reviewed by members for the next meeting.

OTHER BUSINESS: ~ None

NEXT MEETING AGENDA ITEM'S:

- 1. UDO Review ~ Draft Articles 3 & 4**
- 2. Elect Chair**

ADJOURN:

A motion was made by Jeremy Sexton and Seconded by Gene Fioravante to adjourn the meeting at 7:54 PM.

Motion Carried 5-0

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