



City of Boiling Spring Lakes
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Planning Board
January 12, 2016
7:00 P.M.
City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on January 12, 2016
Chairman Bill Clark called the meeting to order at 7:00 p.m.

ATTENDANCE: ~

Members Present ~

Bill Clark, Chairman Jeremy Sexton Gene Fiorvante Nancy Crawford Bill Sraver

Members Absent ~ None

Staff Present ~

Jim Nicholas ~ Building Inspector

Maggie Della Badia ~ Administrative Assistant

Bill Murphy ~ City Engineer

Guest ~

Cape Fear Council of Governments:

Trey Burke

Wes MacLeod

AGENDA ~

Bill Clark asked to add to Other Business : Discussion on article 8 Subdivision Zoning Requirements.

A motion was made by Gene Fiorvante and seconded by Jeremy Sexton to approve the agenda.

Motion Carried 5-0

APPROVAL OF MINUTES ~ Minutes of the December 8, 2015 Meeting.

~ Correction – Bill Murphy was listed as excused but was present.

A motion was made by Jeremy Sexton and seconded by Bill Sraver to approve the minutes with the correction.

Motion Carried 5-0

PUBLIC COMMENT ~ No Public Comment

OLD BUSINESS ~

1. Continuation of Multi-Use Development Discussion (Trey Burke)

Trey Burke explained at the last meeting the board was looking into creating an ordinance to allow multi-use development. Mr. Burke explained opening up multi-use development zoning would require a text amendment and a review of what uses are allowed in a multi-use complex. Some of the suggestions Mr. Burke provided for the Unified Development Ordinance were:

Article 8 Parking Requirements -The developer would need to review this.

Article 6 ~ Explain uses and what can be located on the first floor and when those requirements may be waived. Uses will be prohibited, building separation, setbacks and building height limits.

Article 7 ~ Building materials and façade requirements. **Article 8** ~ Street design, Site plan approvals from **articles 12 and 13**.

Article 6-3 ~ An option for a vertical mixed-use building on a thru street would to not allow residences on the ground floor. Another option would be to give the City Manager or UDO Administrator the ability to allow or not allow a residence on the bottom floor.

The Planning Board agreed the bottom floor will only be for commercial use.

Trey Burke will submit a revised version of the Multi-Use Ordinance to the Planning Board at their next meeting.

The Planning Board will review the suggested ordinance and discuss it at their next meeting.

NEW BUSINESS ~

Wes MacLeod from the Cape Fear Council of Governments introduced himself to the Planning Board Members and explained he will be leading the City's Land Use Plan process.

1. Update on the Land Use Plan Process (Wes MacLeod)

Wes MacLeod explained the information that was previously given to the Planning Board has been revised. He delivered chapters 1-3 to review for the next Planning Board meeting. Wes MacLeod explained typically he will give the board 1 to 3 chapters to review at each meeting and proceed that way each month until the complete draft Land Use Plan is approved.

2. Delivery of Chapters 1 through 3 of the 2016 Land Use Plan ~ (Wes MacLeod)

Mr. MacLeod delivered chapters 1 through 3 to review for the next Planning Board meeting.

3. Elect Chair for 2016

A motion was made by Jeremy Sexton and seconded by Bill Sraver to elect Bill Clark as Chair for 2016.

Motion Carried 5-0

4. Elect TRC for First Quarter of 2016

A motion was made by Nancy Crawford and Seconded Bill Sraver to appoint Gene Fiorvante to the TRC for the first quarter of 2016.

Motion Carried 5-0

OTHER BUSINESS ~

1. Discuss Article 8 Subdivision requirements

Bill Clark explained a developer is interested in two parcels in the city. One is in the C-1 zone and the other is conservatory property. Bill Clark noted right now in Article 8 there is no zoning for subdivisions.

Bill Clark explained the Planning Board would need input from the Cape Fear Council of Governments with creating this for this one entity as a subdivision. There is information in the UDO for subdivisions over thirty acres and less restrictions for under thirty acres. It does not specify a minimum number of acres. Bill Clark suggested it should be at least ten acres to be able to include buildings and green space.

Wes MacLeod explained it is important for the board to consider this issue as what is good for the whole city and how it will be affected by decisions or changes to this ordinance. When making this change there are several items to consider. The first item is the permitted use table has no accommodations for town homes or multi family development. Wes MacLeod would like to review the Article 8 Subdivision component mentioned. There are certain items that would need to be done for the administrative review process. If an individual is interested they need to submit an application to proceed with a text amendment or rezoning. Wes MacLeod inquired if it is the boards intent to figure out how to allow different and more intensive residential uses.

Bill Clark explained this is not the first developer looking to do business in the city. We are not trying to do this to accommodate this developer necessarily. Even if he were to walk away we should still continue and have this in place for any future development. The minimum size is critical to a subdivision. Whatever we put in multi-use, town houses, condominiums or duplexes would be specific strictly to a subdivision if that is feasible.

Wes MacLeod explained you need to allow the use in a particular district. You may allow it either in one of the exiting zoning districts or create a new one. Then a potential developer of property can request it to be rezoned. Something to consider is if it makes sense to have residential uses in the commercial corridor. That is one thing that is very important to understand as we proceed with this. It will need to be crafted in such a way that you can retain your commercial corridor.

Trey Burke stated for a rezoning the Board of Commissioners is under no obligation to rezone someone if they were to request it. It can be denied.

Wes MacLeod explained the board would create a new zoning district to mirror one of the existing zoning districts but it wouldn't exist on the map until someone requested to be rezoned into it. To be rezoned it would require the Planning Boards and Board of Commissioners approval. Until the ordinance allows for multi family or town home type development that individual cannot submit an application to the city. Trey Burke explained they can submit a sketch plan to the city.

Wes MacLeod stated with the boards agreement they will proceed with creating this text amendment that will include the new zoning district.

NEXT MEETING AGENDA ITEM'S:

- 1. Chapter reviews 1-3**
- 2. Sub Division Zoning Chapter 8**
- 3. Review Multi-use to send to the Board of Commissioners**

A motion was made by Bill Sraver and seconded by Jeremy Sexton to adjourn the meeting at 7:38 p. m.

Motion Carried 5-0

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