



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

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

CALL TO ORDER:

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

ATTENDANCE:

Members Present ~

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

Members Absent ~ None

Staff Present ~ Maggie Della Badia ~ Administrative Assistant

Guest ~ Cape Fear Council of Governments: Wes MacLeod

AGENDA ~

Bill Clark requested to add “text amendment for C-1 and C-1A” after Public Comment

A motion was made by Gene Fioravante and seconded by Bill Sraver to approve the agenda as amended.

Motion Carried 5-0

APPROVAL OF MINUTES ~ Minutes of the June 14, 2016 meeting.

Bill Clark noted a correction to the minutes. Under New Business, number two ~ Subdivision Review, the last sentence should read for a subdivision of four or more lots.

A motion was made by Bill Sraver and Seconded by Gene Fioravante to approve the June 14, 2016 meeting minutes with the correction.

Motion Carried 5-0

PUBLIC COMMENT ~

Public Comment Speaker ~ The commenter stated she was looking for the minutes of past meetings. The May minutes had not been posted as of this meeting. Maggie Della Badia stated the past minutes will be available.

Text Amendment ~ Wes MacLeod

Wes MacLeod stated there is interest in development of a property on Garage Rd. This is the C-1 Zoning District. The property is not fronting NC Highway 87. The C-1 Zoning District has a seventy five foot setback which is fairly substantial if you are not on NC Highway 87. Mike Kennedy was in attendance as he is looking to develop a property on Garage Rd.

OLD BUSINESS ~

1. Chickens in the City

Wes MacLeod prepared a report for the Planning Board. Bill Clark asked what zoning in the city would be good for chickens. Wes MacLeod suggested this would be only for where there is an existing single family residence, not in commercial areas.

Nancy Crawford questioned if the city has a code which explains how to remove deceased animals. One of the sample ordinances stated deceased animals must be removed immediately. Wes MacLeod stated this can be added into the ordinance.

Bill Sraver suggested with a few changes Wilmington's ordinance should meet the requirements for Boiling Spring Lakes. Wes MacLeod said he can make some changes to the Wilmington ordinance for the next meeting.

Bill Clark questioned if there should be a permit for chickens; then the permit would provide where chickens are located.

The Planning Board will review the information they received from other chicken ordinances and resume this discussion at their next meeting.

NEW BUSINESS:

1. C-1 zoning District

Wes MacLeod apologized for the short notice of adding this to the agenda, this was due to a late request that came in. However, this issue has been identified before. The C-1 Zoning District has a seventy five foot setback. This setback is excessive if your property is not fronting NC Highway 87.

Wes MacLeod suggested the text amendment read:

Lots in the C-1 Zoning District that do not front on NC 87 shall have a fifty foot front setback.

A motion was made by Jeremy Sexton and Seconded by Gene Fioravante to accept the text amendment for C-1 Zoning.

Motion Carried 5-0

Consistency Statement ~

A motion was made by Jeremy Sexton and Seconded by Bill Sraver to approve the consistency statement item “A”.

Motion Carried 5-0

OLD BUSINESS:

2. Review of Complete Land Use Plan ~ Wes MacLeod

The Board discussed a few corrections of wording.

Bill Clark asked Wes MacLeod if there needs to be verbiage explaining how an amendment can be made to the document. Wes MacLeod explained there can be a paragraph added under the “Tools for Development” section. An amendment to this document would go through the same process as an amendment to the UDO. The difference would be if there are amendments at the end of the year they would need to go to Coastal Resource Management to be approved.

Wes MacLeod stated the completed Land Use Plan will go to the Division of Coastal Management Regional Planner for review. Once it has been approved by them it will go to the Board of Commissioners for adoption.

A motion was made by Nancy Crawford and Seconded by Gene Fioravante to approve the Land Use Plan package as submitted with the correction on page 4-5.

Motion Carried 5-0

OTHER BUSINESS:

Wes MacLeod stated if the Langbeen Subdivision is approved there will be a parcel number created for the conservation area. This will be brought back to the Planning Board to rezone the new a parcel as conservation.

Bill Clark stated he will not be available to attend the August meeting. Gene Fioravante will chair the August meeting.

NEXT MEETING AGENDA ITEM’S:

- 1. Chickens in the City**
- 2. UDO Discussion**

ADJOURN:

A motion was made by Bill Sraver and Seconded by Jeremy Sexton to adjourn the meeting at 7:31 PM.

Motion Carried 4-0

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