



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

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Planning Board
June 14, 2016
7:00 P.M. ~ City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on June 14, 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

Members Absent ~ Jeremey Sexton ~ Excused

Staff Present ~ Maggie Della Badia ~ Administrative Assistant

Guest ~ Cape Fear Council of Governments: Wes MacLeod

AGENDA ~

Bill Clark requested to add number two Subdivision Review under New Business.

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

Motion Carried 4-0

APPROVAL OF MINUTES ~ Minutes of the May 10, 2016 meeting.

A motion was made by Nancy Crawford and Seconded by Gene Fioravante to approve the May 10, 2016 meeting minutes.

Motion Carried 4-0

PUBLIC COMMENT ~

Hank Troscianiec ~

Mr Troscianiec explained he is in attendance to represent Scott Langbeen and asked if the addition of the Subdivision review was regarding Mr. Langbeen. Wes MacLeod stated the subdivision item that has been added to the agenda is to explain the process of a subdivision review to the Planning Board Members. Mr. Trasiconic stated Mr. Langbeen was trying to see if there can be another meeting once everything is in order so this request can be on the Board of Commissioners July meeting agenda.

Wes MacLeod explained not everything could be submitted in time for this Planning Board meeting. There may be a request to schedule a special Planning Board meeting for the Plat Review. This subdivision will be in the South Shore and Nicklaus area.

Dan and Marcia Bridgeman ~ Seven Sisters

Mr. Bridgeman stated they understand they can put a small sign out in the grass. They are looking for a way to attract more attention to their business. They have a seven foot flag that goes in the ground that says open. He said they cannot fly it except for 30 days and had a question as to why. It is hard to see the business because it is so far back from the road. They need to attract attention. He explained they have another store in Southport and it is successful and they are trying to create more of a business atmosphere in Boiling Spring Lakes. They will bring the sign in each evening. They are open Wednesday – Saturday. This type of sign is called a feather flag. They would like to stay in the city but they need to get business. Nancy Crawford commented there are other businesses in the city that have had these flags up. The board members agreed this type of sign that says open would be ok.

OLD BUSINESS ~

1. UDO Dimensional Standards Review

No Revisions were made to the current chart in the UDO.

2. Chickens in the City

Bill Sraver stated a lot more cities are allowing chickens. Wilmington is looking at reducing the size of a lot needed to have chickens. Wilmington does not prohibit roosters but he suggests Boiling Spring Lakes prohibit roosters. He explained the main concern of people who are against chickens seems to be that the roosters wake them up in the morning.

Bill Clark asked Bill Sraver what zoning he was looking to allow chickens in. Bill Sraver explained any residential zone as long as the setback requirements are met. He suggests the size of the lot should be at least 1/3 of an acre. No enclosures should be erected or maintained in the front or side yards or within 25 feet of any property line or within 100 feet of another residence. He explained it is pretty restrictive. He suggests no more than six such fowl be kept.

Nancy Crawford stated six chickens may not provide enough eggs for a family of four. She suggested changing it from six to eight. Bill Sraver suggested the minimum lot size be 15,000 square feet. Nancy Crawford questioned allowing ducks. Bill Clark explained the Wilmington ordinance states you need to have ten square feet per chicken. Bill Clark explained this would exclude the lots that were platted before 2007.

Nancy Crawford stated there are chickens in the city already. Bill Clark explained for all the chickens in the city already there doesn't seem to be complaints. If this is approved and there are complaints there will be something in place to help with enforcement. As of right now all the chickens would need to be removed. Bill Sraver explained they would have to be in a fenced in area all of the time.

Wes MacLeod offered to gather model ordinances for the board to review. Bill Clark explained a permit would be required. Bill Sraver explained they would have to get the permit in order to construct or convert a chicken coupe. Bill Clark explained setbacks and permits would be comparable to an accessory building. The board discussed the keeping of ducks also.

NEW BUSINESS:

1. Review of the complete Land Use Plan ~ The Board reviewed chapter 7 and chapter 8.

Chapter 7

Nancy Crawford mentioned page 7-4 revising the enhancing of lot requirements. A shade tree or canopy tree for every 30 linear feet of road frontage. She questioned how they would do that with out impacting the power lines. Wes MacLeod explained if there are power lines you would need to put an understory tree like a crepe myrtle. The intent would be for the power lines to be underground. He explained these are guidelines not regulation.

A motion was made by Bill Sraver and Seconded by Gene Fioravante to accept Chapter 7 as published.

Motion Carried 4-0

Chapter 8

Nancy Crawford mentioned 8-6 ~ The development of the Highway 87 corridor, a seventy five foot setback is desired for all development. Nancy Crawford questioned if that will allow for a four lane road and turn lanes. Wes MacLeod stated it would and explained there can be an overlay just for the parcels that front on Highway 87. If you are off of Highway 87 it may not make sense to have a seventy five foot setback. Nancy Crawford mentioned that eventually West Boiling Spring Road could possibly become a four lane highway.

A motion was made by Gene Fioravante and Seconded by Bill Sraver to approve Chapter 8 with adjustments.

Motion Carried 4-0

2. Subdivision Review ~ Added Agenda Item

Wes MacLeod distributed a memo with the steps in the process of subdivision plat reviews. Wes MacLeod explained that for Mr. Langbeen this will be a subdivision of land. Mr. Langbeen is making sure he has all of the applicable permits and other items. Wes MacLeod explained in the UDO this would fall under a major site plan because it is a residential subdivision of four or more lots.

NEXT MEETING AGENDA ITEM'S:

- 1. Chickens in the City**
- 2. Review of Final Draft of the Land Use Plan**

ADJOURN:

A motion was made by Bill Sraver and Seconded by Gene Fioravante to adjourn the meeting at 8:18 PM.

Motion Carried 4-0

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