



City of Boiling Spring Lakes
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Boiling Spring Lakes, NC 28461

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Planning Board
May 10, 2016
7:00 P.M. ~ City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on May 10, 2016 Chairman Bill Clark called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present ~

Bill Clark ~ Chairman Jeremy Sexton Gene Fioravante Nancy Crawford

Bill Sraver ~ Late ~ Did not participate in voting

Members Absent ~ None

Staff Present ~ Maggie Della Badia ~ Administrative Assistant

Guest ~ Cape Fear Council of Governments: Wes MacLeod

AGENDA ~

Bill Clark explained there is an addition to the agenda:
Letter A.- Chickens in the city. ~ Inadvertently left off from the agenda from last months items.

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

Motion Carried 4-0

APPROVAL OF MINUTES ~ Minutes of the April 12, 2016 meeting.

A motion was made by Nancy Crawford and Seconded by Gene Fioravante to approve the April 12, 2016 minutes.

Motion Carried 3-0

PUBLIC COMMENT ~ No Public Comment

OLD BUSINESS ~

A. Draft Definition of Farmers Market ~ Tabled from April 12, 2016

The Planning Board reviewed, discussed and agreed on the following definition for a Farmers Market.

Farmers Market

A physical retail market, enterprise, or association that occupies a given site on a seasonal basis for the purpose of facilitating personal connections that create mutual benefits for local farmers, shoppers, and the community(s). A Farmers Market typically consists of booths, tables, or stands, indoors and outdoors where vendors sell fruits, vegetables, meats, seafood, prepared foods, beverages and non-food products. Limited production and assembly of crafts and woodworking items for sale on site is permitted. No livestock may be sold. Pet adoptions or clinics may be held if through the county animal shelter or a licensed animal rescue agency.

A motion was made by Nancy Crawford and Seconded by Jeremy Sexton to approve the Farmers Market definition and the Adoption of Consistency Statement letter “A” .

Motion Carried 4-0

NEW BUSINESS:

1. Chickens in the City ~

Bill Sraver requested to add this item to the agenda but was not present at this time.

A motion was made by Gene Fioravante and Seconded by Nancy Crawford to table this item until next month.

Motion Carried 4-0

2. Discussion ~ Dimensional Standards ~ Wes MacLeod

Wes MacLeod explained there are two separate Dimensional Standards Tables in the UDO. One is for lots platted before March 7, 2000 and one for lots platted after March 7, 2000. Wes MacLeod explained the board may want to consolidate the two tables.

Also on the 5.6.1 Dimensional Standards Table they have a footnote on the back stating:
(5) The fifty (50) foot setback requirements shall be changed to forty (40) feet, front and rear on a seventy (70) by one hundred fifty (150) foot lot in residential districts R-1, R-2, R-3, R-4 and R-6 but not to include water front property which will stay at fifty (50) feet front and rear.

Wes MacLeod asked the members to consider if it would be feasible to go to a forty foot front and rear setback for all parcels.

Bill Clark explained the rear setback was probably at fifty feet because that would leave a large separation between two houses where the properties are back to back.

Wes MacLeod explained the Commercial/Industrial Districts under Building Height in C-1 and C-1A has three different heights listed (25-36-48). There would only need to be 48 feet high to cover the maximum building height. The Board reviewed this and decided to change it to 48 only.

A motion was made by Jeremy Sexton and Seconded by Gene Fioravante to change the maximum building height in C-1 and C-1A to 48 feet high and strike the asterisk verbiage at the bottom of 5-17.

Motion Carried 4-0

3. Discussion ~ Zoning Forms ~ Wes MacLeod

Wes MacLeod explained there are forms that need to be developed for zoning changes and other requests.

4. Review of Land Use Plan Chapter 6 ~ Wes MacLeod

The Board reviewed Chapter 6 of the Land Use Plan. Wes MacLeod distributed Chapters 7 & 8 which are the final chapters of the Land Use Plan.

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 Jeremy Sexton and Seconded by Gene Fioravante to adjourn the meeting at 7:50 PM.

Motion Carried 3-0

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