



**City of Boiling Spring Lakes
Board of Commissioners Workshop Meeting
October 8, 2015
City Hall – 10:00a.m.**

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**Please note ~ audio recording of meetings are available on our website
Under Minutes and Agendas tab**

1. Call to Order ~ Mayor Craig Caster

Mayor Caster called the workshop to order at 10:00a.m.

2. Attendance ~ in attendance at the meeting were

Mayor Craig Caster	Commissioner Barbara Glidden
Commissioner Mike Forte	Commissioner David Putnam
Commissioner Mary Stilwell	City Manager Jeff Repp
City Clerk Jane McMinn	Police Chief Brad Shirley
Building Inspector, Jim Nicholas	

3. Article 6 ~ Supplemental Regulations

1. New Section ~ 6.52 Firing Range (Indoor Only) Indoor Firing Range
2. New Section ~ 6.53 Indoor/Outdoor Archery Range
3. Section 6.6 ~ Buildings and Manufactured House 6.6.1 Building Restrictions ~ changes to B, Adding Letter K

1. New Section ~ 6.52 Firing Range (Indoor Only) Indoor Firing Range

Comments ~

City Manager Repp explained there has been a public hearing on the Firing Range but this has not yet been approved. The next step would be to prepare a resolution for adoption that would allow the Firing Range in the C-1 and LI-1 zoning district. This has come before you because it is currently not provided in the UDO, the resolution would allow this to be permitted in the C-1 and LI-1 zoning.

There was discussion among the board members with concerns about sound, however the OSHA requirements are very strict along with state requirements and regulations which would be enforced and inspected. Comments were made in favor of the revenue this would bring to the city. This is a costly endeavor for whoever would like to bring this type of business into BSL and the BOC can add additional restrictions if necessary.

The BOC is in agreement to direct Mr. Repp to prepare the resolution for approval at the next BOC meeting.

2. New Section ~ 6.53 Indoor/Outdoor Archery Range

Comments ~

The BOC discussed the minimum 5 acres required and had concerns this may not be enough area with respect to safety. Also concerns were expressed on who would monitor all compliances that are required. Commissioner Stilwell stated she has spoken with the archery instructor in Leland and commented on the extensive safety guidelines that must be met and the National Archery Association is always monitoring the ranges. Also this is a large draw for families and children who enjoy this sport. Ranges are setup in accordance with the Archery Trade Association guidelines. Mr. Repp stated with regard to the 5 acres, when the sit plan is submitted this can be reviewed at that time. Commissioner Putnam stated there has been interest from Rick Murdaugh along with a number of others that have inquired about an archery range.

BOC requested Mr. Repp to do some research gathering information in other communities on their zoning requirements. The BOC would like this added to the November agenda for a vote.

3. Section 6.6 ~ Buildings and Manufactured House 6.6.1 Building Restrictions ~ changes to B, Adding Letter K

Comments ~

The BOC discussed the recommendations of the Planning Commission that the height restrictions and the proposed changes for garages and accessory buildings to be the same height as the house. Mr. Repp explained the recommendation from the Planning Board would be all zoning districts with the exception of R-6 and that all garages and accessory buildings would be the maximum of the house roof. For example if you have a trailer and want to build an accessory building higher, then you would be required to go before the Board of Adjustment and file your application, this would be city wide with the exception of the R-6 zoning district. Mr. Repp stated the current zoning requirements in all districts with the exception of the R-3 district limited garages to height of the house and accessory buildings to 28 feet. In the R-3 district accessory buildings were limited to 20 feet.

The BOC stated to their knowledge no one has come forward and requested this change, also Jim Nicholas, Building Inspector agreed no one has approached him.

It was the consensus of the Board to leave the zoning restrictions they way they are with no changes.

2. Article 5 Zoning Districts ~ Section 5.6 Table of Area, Yard and Height Requirements

After the BOC reviewed the suggested changes by the Planning Board and there have been no requests or complaints the consensus of the BOC was not to make any changes.

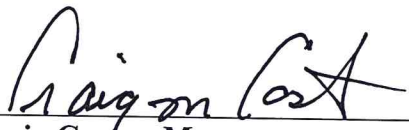
3. **Proposal for mechanical harvesting to take grasses near the Mitchell Prince Bridge on Hwy 87.**

Comments ~

Mr. Repp stated he understood the concerns of the Board with respect to damage being done to the bottom of the lake. Mr. Repp addressed this issue of mechanical harvesting with Michael Norton of AquatiCo which Mr. Norton then discussed with Swamp Thing, LLC who recommended mechanical harvesting for the specific reason of not damaging the lake bed. Mr. Repp then provided a slide presentation of how mechanical harvesting is done. The equipment cuts the grasses under the water and then the grasses are then dried and used for fertilizer. Using this method protects the lake bottom which is not touched by any equipment.

After watching the presentation and reading through the material that was provided by Swamp Thing, LLC the BOC agreed to add this to the November agenda for approval.

The workshop was adjourned at 11:00a.m.



Craig Caster, Mayor

ATTEST:



Jane McMinn, City Clerk



Date

