



**City of Boiling Spring Lakes  
Board of Commissioners / Planning Board Workshop  
March 26, 2015  
City Hall – 7:00 pm**

**PLEASE TURN OFF CELL PHONES**

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**1. Call to Order ~ Mayor Craig Caster**

Mayor Caster called the meeting to order at 7:08 p.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 Clerk Jane McMinn
City Manager Jeff Repp	City Engineer William Murphy
Building Inspector Jim Nicholas	

**3. Introduction ~**

City Manager Repp gave an overview of the topics to be discussed at the workshop. Mr. Repp explained that the Board reviewed the three resolutions at the February meeting and tabled them at that time to set a work session with the Planning Board for further discussion. The first resolution involves the duplexes which are located in the R-5 zoning area but would like to plan for the expansion of duplexes into another residential zoning district. The second resolution involves garden homes, also known as townhomes and their expansion to a number of zoning districts in the city that currently do not exist as an approved residential dwelling unit. This resolution would provide that this type of housing would be permitted on 5 acres lots in a number of areas throughout the City.

**a. Resolution** ~ amending UDO Sections Article 5 and Article 6 by creating a new section 6.52.2 – Patio Homes in the R 2, 3, 5 & 6 zoning districts.

Bill Clark explained that the Planning Board met and discussed definitions of patio homes and the areas where they could be placed in the city.

Commissioners Glidden, Putnam, Forte and Stilwell all made comments about the amount of units that would be placed on a 5 acre piece of property; what the distance would be between each unit, the amount of square footage for each home, etcetera . The board requested the definition of a patio, cluster, duplex and townhome. The board is looking for more specific information for each type of housing. Bill Clark and the other members of the Planning Board stated that they are looking for direction from the BOC to see if there is interest in pursuing these types of homes; the mere reason is the amount of time, work and research that is involved to gather all the specific information and

requirements that will be needed. The BOC also requested clarification on an HOA and what type of dwellings would fall under an HOA. Mayor Caster and the commissioners also questioned the possibility of what areas would be best for these types of dwellings and possibly sewer being more accessible. The board asked if these types of homes in a planned area would be able to be supported by a septic system.

Mayor Caster and all the members of the board were in agreement that they need more definition and information before the board could vote on this resolution. Once this information has been given it would be easier to find the appropriate zones for these types of housing. The board approves of the idea but needs more defined information overall.

**b. Resolution** ~ amending UDO Sections Article 5 & Article 6 to include Duplex housing in the R-5 zoning district.

Bill Clark explained that if we want to increase the population of the town adding duplex homes is one way to do this.

Commissioner Glidden suggested doing a map amendment to add more streets for duplexes. They are currently on Cherry, but we could add Bay, Elm, Sycamore, Juniper, Beech and Robin. This would expand the area for duplexes. Commissioner Putnam suggested expanding the area all the way down to Redwood but also taking our time. We also have areas up by the high school that we could look at. We need to be very aware of increased building and the impact of storm water runoff. Commissioner Forte agrees with both Commissioners Glidden and Putnam. Commissioner Stilwell agreed that she too likes areas of R-5 but is not in favor of doing the whole area. She commented that the duplex homes that are there now on Cherry Rd. are beautiful. Mayor Caster likes the area of R-5 too but also agrees with Commissioner Putnam in taking our time and build out slowly. The board was in agreement that we need to be specific in the areas that we would place duplexes. Mayor Caster clarified that the Planning Board would continue planning for the duplex homes only in the area of the R-5 zoning district.

**c. Resolution** ~ amending the UDO Sections Article 5 & Article 6 changing the minimum roof pitch for housing units to Five (5") rise on a twelve (12") inch horizontal run.

Bill Clark explained the reason for the change is that the five (5') rise is more pleasing to the eye, easier to build, more cost effective and you cannot tell the difference. It is a 6' rise now so the difference is only 1 inch. There are no industry standards and Jim Nicholas, Building Inspector, stated that there is no code or stipulation in making this change. No members of the board had any objection to this change and all agreed to place it on the April Agenda.

3. **Public Comment ~**

**Joyce Warner ~ 575 Eagle Lane**

Ms. Warner commented about HOAs' and in her experience people who want patio and townhomes want this type of living for the size and lawn maintenance. Ms. Warner stated that a clear understanding of definitions is very important. Section 17-131 to Section 17-397 PRD has a lot of information giving set backs and square footage, 5 acres seems to be a very small area to plan patio homes, or townhomes.

**Chuck Wojda ~ 161 North Lakes Dr.**

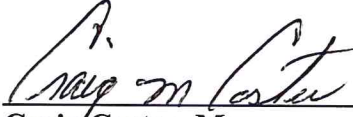
Mr. Wojda complemented the BOC and thought it was a great idea for them to meet with the Planning Board and should also meet with other committees we have in the city. I would like to see more workshops with the other committees. The Planning Board came up with a long range plan for 2014 that contains many good topics. Workshops are a good idea and having multi-committees involved.

Commissioner Putnam asked Bill Murphy to comment on the email he sent out. Bill stated that having a professional create a land use plan for the city would be a good thing. Creating a master plan becomes a road map, giving the Planning Board an opportunity to look at the demographics, dynamics and social implications. A land use plan also can be used as a tool to explor grants and loans. This would give us a whole picture to look at; overall this would be a benefit in growing our city in the best possible way. Bill stated this type of plan can be used for guidance. Commissioner Putnam agreed that this would help with our infrastructure; it would give future boards and planning boards something to work from.

Bill Clark stated that no one on the Planning Board or on the BOC is a professional in this area and the city could use the expertise to help us set the correct plan for growth in our city.

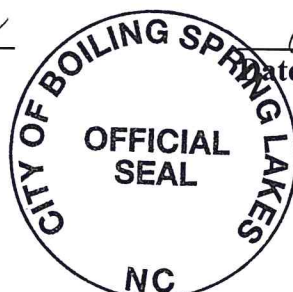
15 **Adjourn ~**

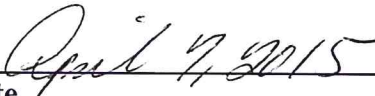
**The meeting adjourned at 8:05 p.m.**

  
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Craig Caster, Mayor

**ATTEST:**

  
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Jane McMinn, City Clerk



  
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Date April 7, 2015