

**PLANNING BOARD  
MINUTES  
JULY 12, 2011  
CITY HALL  
6:30 P.M.**

**CALL TO ORDER**

Chairman David Giera called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

**ATTENDANCE**

In attendance were Chairman David Giera, Bill Clark, Sue Franks, Matt Smith, alternate Allen Phillips, UDO Administrator Becky Cummings and Secretary Sylvia Wagner. Absent were Shayne Hawn (excused) and Tom Von Voigt (excused).

Due to the absence of Shayne Hawn, Allen Phillips assumed a voting position on the Board.

**APPROVAL OF MINUTES**

A **motion** was made by Allen Phillips and seconded by Bill Clark to approve the minutes of the June 14, 2011 meeting.

**Vote: 5-0 Motion carried**

**APPROVAL OF AGENDA**

A **motion** was made by Bill Clark and seconded by Sue Franks to approve the agenda with the addition of "TRC (Technical Review Committee) Member Selection" under New Business as requested by the Chairman.

**Vote: 5-0 Motion Carried**

**PUBLIC COMMENTS**

- Becky Cummings announced that from now on she will have the agenda package on the computer at the Planning Board meeting. In this way the Board can see any text amendments they make and be able to read them at the meeting before they vote on them.
- Becky mentioned that a flyer has been sent out in the mail by Paw's Place, not the City, asking for the public's support. She has received no negative feedback about the proposed expansion and a public hearing will be held at the August 2<sup>nd</sup> meeting of the Board of Commissioners.
- Becky has sent out Antennae Farm Rd. questionnaires to local families for their input. There have been no negative reports received back per Becky.
- Allen Phillips has the opinion that the Antennae Farm Rd. area will see rapid growth in the near future. Oak Island is already bordering the road and probably thinking of annexation. He thinks that if the D.O.T. is looking at a connecting road to Midway Rd., maybe Boiling Spring Lakes should be looking at this area.
- Becky suggested the Planning Board ask the Board of Commissioners if they have any interest in the City annexing this area. Generally the P.B. gets direction from the B.O.C.

## **OLD BUSINESS**

### **Economic Development Update**

Becky reported that she has received 19 surveys back from the public. The business requests are (1) grocery store, (2) restaurant, and (3) pharmacy. Senior housing near the Community Center along with sidewalks was also requested. The Planning Board would need to look at zoning and sewer would be needed.

A discussion followed of parking semi-trucks in yards of driveways in town. There is already an ordinance against it. Becky will check on weight limits on trucks and she will bring it to the next meeting. David Giera would like to have an area to park heavy equipment and trucks in the City. This could be allowed in Light Industrial zoning.

David Giera asked what to do with the questionnaires and Becky's response has dwindled down to zero although she welcomes more. Dave thinks that some requests are out of the City's realm. The Board agreed the first step is to make changes to the UDO (Unified Development Ordinance) to better accommodate new business in the commercial corridor.

Matt Smith suggested that the P.B. forward some ideas to the Parks & Recreation Dept. Barbara Glidden, Chairman of the Parks & Recreation Committee, was in the audience was recognized and informed the Board that Director Mary Green of the Parks & Recreation Dept. has already created a Master Plan for her department. This plan includes basketball courts, more parks, public pool and gymnasium. Becky added that Mary Green works well local school gyms and summer camp is held at these gyms. Barbara Glidden was asked about the existing parks and the need for more development and playground equipment.

Becky Cummings will meet with Mary Green and the Parks & Recreation Committee to discuss the Parks & Recreation long range plan and the Planning Board's long range plan.

Allen Phillips feels that the Planning Board needs to determine what to change in the UDO to accommodate future business. Matt Smith thinks that new businesses will complain, but will adapt to Boiling Spring Lakes' ordinances.

Allen stated that BSL should not drop their standard.

Matt Smith added that the Planning Board should go through the UDO to perhaps make it easier for business to come to BSL.

Dave Giera questioned Becky Cummings about Mr. Jim Bradshaw of the Brunswick County Economic Development Committee and the possibility of meeting with him for advice regarding our UDO.

Dave Giera mentioned the proposed library that he hasn't heard anything new lately. Becky informed the Board that the mini-library is being used regularly. She will talk to Audrey Caranthanasis about the diversity of users.

David Giera commented that recycling in BSL was cut from the County budget and not funded in the City's budget. He thinks that the City needs to bring it back. Maybe the County could offer it here one day a week. Becky will check with Mary Green about it.

The following points were made by the Planning Board:

- Parking of heavy equipment – needs a private entity to accommodate it. It is against code in the UDO and there is no strong alternative. Light Industrial zoning would provide an alternate.

- Senior Housing – Becky will talk to Jim Bradshaw.
- Restaurant and Grocery Store – Becky will talk to Jim Bradshaw.
- Allen is of the opinion that it is the Planning Board’s job to make the UDO accommodate new business.
- Matt reminded members that we sent a recommendation to the Board of Commissioners a while back.
- Becky stated that the outcome was the B.O.C. decided to consult Mr. Bradshaw.

### **Conservation District Update**

Becky Cummings recently had a workshop with the Coastal Land Trust. They used Boiling Spring Lakes as a test case and came up with the same map we already have as Conservation District and three levels of Conservation District with overlay over the entire city. Matt Smith thought this could be problematic and tough to sell to the people involved.

### **Light Industrial**

Becky Cummings suggested that before the Planning Board moves forward with discussion on ETJ (Extra Territorial Jurisdiction), they talk to the Board of Commissioners first.

Dave Giera reminded members that we have already discussed Light Industrial Zoning in previous meetings. Areas mentioned have been the land on Route #87 across from the school, W. Boiling Spring Rd. and Camp Pretty Pond area.

A discussion followed ruling out the Camp Pretty Pond area because it doesn’t feel like a good fit. The area on Route #87 seems to be it. Allen thought we need to define light industrial now. Dave was wondering about the possibility of the state port and where the bypass road would go. Also, the blast area for Sunny Point was taken into consideration.

It was decided that the Planning Board should work on a primary area at the southwest end of the City on Route #87 for Light Industrial zoning. Becky Cummings will write it up and bring it to the August Planning Board meeting for critique. It will then be sent as a recommendation to the Board of Commissioners.

### **NEW BUSINESS**

#### **Selection of TRC (Technical Review Committee) Member**

**A motion** was made by Bill Clark and seconded by Sue Franks to appoint Tom Von Voigt to the TRC.

**Vote: 5-0 Motion carried**

#### **Long Range Plan**

**A motion** was made by Bill Clark and seconded by Sue Franks to table the Long Range Plan until the August meeting.

**Vote: 5-0 Motion carried**

### **ADJOURNMENT**

**A motion** was made by Sue Franks and seconded by Bill Clark to adjourn the meeting.

**Vote: 5-0 Motion carried**

Respectfully submitted by Sylvia Wagner