



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

---

Maggie Della Badia 910.845.2614 • Fax: 910.845.2040 • E-mail: [frontdesk@cityofbsl.org](mailto:frontdesk@cityofbsl.org)

**Planning Board  
November 19, 2013  
7:00 P.M.  
City Hall**

**CALL TO ORDER:**

The regular monthly Planning Board meeting was held at City Hall on November 19, 2013. Chairman Bill Clark called the meeting to order at 7:00p.m.

**ATTENDANCE: ~**

Bill Clark, Chairman  
David Putnam  
Tom VonVoigt

Jeremy Sexton  
Ray Rumsey  
Gene Fioravante

Bill Sraver  
Jim Nicholas  
Maggie Della Badia

**NOTES ~** David Putnam has been elected to be a Boiling Spring Lakes Commissioner. The alternate seat he was filling will be open for a new alternate.

**AGENDA ~**

**A motion was made by Ray Rumsey and Seconded by Tom VonVoigt to approve the agenda as written.**

**Motion Carried 5-0**

**MINUTES ~**

**A motion was made by Gene Fiorvante and seconded by Jeremy Sexton to approve the minutes for the October 8, 2013 Planning Board Meeting as written.**

**Motion Carried: 5-0**

**PUBLIC COMMENT ~** No public was in attendance.

**OLD BUSINESS ~ None**

**NEW BUSINESS ~**

***Agenda Item 1***

**Review of Planning Board By-Laws**

There is a correction to number two under meetings. The start time of meetings has changed from 6:30 pm to 7:00 pm.

**Correct ~**

Regular meetings of the Planning Board shall be held on the second Tuesday of each month at 7:00 pm.

The Planning Board discussed the rule if someone leaves without approval. Currently the members seat remains empty and counts as an affirmative vote.

**Change ~ Strike the last sentence.**

If a regular member leaves without their dismissal being voted on and approved that members seat shall remain vacant.

**A motion was made by Ray Rumsey and seconded by Tom VonVoigt to change the meeting time from 6:30 pm to 7:00 pm and striking the last sentence of number four under voting procedures.**

**Motion Carried 5-0**

***Agenda Item 2***

**Review of Article 6 Section 6.2 Lake Front Regulations.**

Ray Rumsey explained the regulation is not specific enough. He explained the regulation states buildings must be set back fifty feet from the normal water level. The normal water level for the Boiling Spring Lake is thirty one feet above sea level, ie the top of the dam spillway. The survey for the foundation foot print shall indicate the minimum fifty foot setback is based on the dam spillway elevation. Ray Rumsey explained he would like to add the fifty foot setback applies to all lakes and is measured from the normal level of any given lake.

Jim Nicholas explained in the zoning section it reads water front property, which will stay at fifty feet front and rear.

Bill Clark explained it reads under Water Front Property all buildings must be set back fifty feet from normal water level. It gives an example for the Big Lake.

Jim Nicholas explained he spoke to a surveyor in the city and the surveyor explained the thirty one feet is the benchmark they use to do flood evaluations.

Article 6 Section 6.2 Lake Front Regulations ~ letter I number (3) page 6-5

The members discussed how the normal water level of a lake would have been determined in the past and currently on lakes other than the Big Lake which has a dam to control the level.

The Planning Board discussed changing the verbiage to fifty feet from the property line instead of normal water level because the normal water level for the lakes is unknown.

#### **New Verbiage ~**

All buildings must be set back a minimum of fifty feet from the rear property line.

**A motion was made by Tom VonVoigt and Seconded by Gene Fiorvante to change letter I item three under water front property the verbiage be changed to read : All buildings must be set back a minimum of fifty feet from the rear property line. Strike the rest of the paragraph.**

**Motion Carried 5-0**

**OTHER BUSINESS ~ None**

#### **NEXT MONTH'S AGENDA ITEM'S:**

Review Long Range Plan

#### **ADJOURNMENT:**

**A motion was made by Gene Fiorvante and Seconded by Tom VonVoigt to adjourn the meeting at 8:05 p.m.**

**Motion Carried 5-0**

Respectfully Submitted by,  
Maggie Della Badia ~ Administrative Assistant