



City of Boiling Spring Lakes
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Boiling Spring Lakes, NC 28461

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Planning Board
April 10, 2013
7:00 P.M.
City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on April 10, 2013. Chairman Bill Clark called the meeting to order at 7:00 p.m.

ATTENDANCE:

Bill Clark, Chairman	Ray Rumsey	Jim Nicholas
Tom VonVoigt	Bill Sraver	Maggie Della Badia
David Putnam		

ABSENT: ~ Jeremy Sexton ~ Excused ~ Bill Sraver filled seat
Gene Fioravante ~ Excused ~ David Putnam filled seat

AGENDA:

Jim Nicholas requested to add:
Discussion of Fire Arms Dealers within residential area's. ~ Add under new business
Discussion of Rental Property Contact Person ~ Add under new business

A motion was made by Ray Rumsey and Seconded by Tom VonVoigt to approve the agenda with the additions.

Motion Carried 5-0

MINUTES:

A motion was made by David Putnam and seconded by Tom VonVoigt to approve the minutes for the March 12, 2013 Planning Board Meeting.

Motion Carried: 5-0

PUBLIC COMMENT: ~ No public Comment.

OLD BUSINESS: ~ None

NEW BUSINESS:

Review storage containers, residential verses commercial.

6.6.1 Building Restrictions ~ (F)

Discussion of adding verbiage to separate commercial storage from residential.

Jim Nicholas explained, currently a temporary storage container is restricted to thirty days in the residential district. Businesses may need the extra storage for supplies, equipment, non perishable goods, etc. The UDO currently does not contain information specific commercial district storage containers.

Tom VonVoigt explained an addition would need to state how many container's would be allowed and what size, if they can have an advertisement on them. The size is determined in 6.6.1 (F) (1) as sixteen (16) feet long, eight (8) feet wide, and nine (9) feet tall. David Putnam explained a business may use the storage instead of building a big enough building to accommodate their storage. David Putnam said the first thing to address is will they be allowed for an extended period of time. Tom VonVoigt said we want to encourage growth, but don't want the city to lose out on the revenue if it were a permanent building. Need to have guidelines. Esthetics mean a lot to business and it's important to keep the city looking appealing.

Tom VonVoigt asked Jim Nicholas when a plan is submitted and approved for building is there a there a time they have to complete the project within? Jim Nicholas answered; yes, within six to twelve months. Tom VonVoigt suggested adding to the UDO: Once a permit has been issued and ground has been broken a business can have storage on their property. Once they have a Certificate of Occupancy they would have to conform with the setbacks and etc.

Bill Clark suggested to table this discussion and start with it next month.

A motion was made by Tom VonVoigt and Seconded by David Putnam to table Review storage containers, residential verses commercial as number one item for next month.

Motion Carried 5-0

Review of open storage in C-1, C-1A and Light Industrial.

Bill Clark explained right now for open storage:

C-1A	No open storage
C-1	Fenced
Light Industrial	No restrictions

Change ~ Add

Include C1A in fencing requirements for C-1

A motion to include C1A in fencing requirements for C-1 was made by Tom VonVoigt and seconded by Bill Sraver.

Motion Carried 5-0

Extra Territorial Jurisdiction (ETJ)

The Planning Board will not pursue the issue at the direction of the Board of Commissioners at their last meeting.

Fire arm dealers within residential areas

Article 6 section 6.28 Home Occupations

Discussion ~

David Putnam stated you have to talk about what a dealer's license allows them to do. Tom VonVoigt explained for someone to get a federal fire arms license they have to conform to the regulations of the license and he was not sure if selling out of a residence is part of their curriculum or if they need a store front. David Putnam explained a store front is not required. Jim Nicholas explained he spoke to the ATF and they only issue the license for fire arms sales, to reload/sell ammunition you need a separate license.

Jim Nicholas explained in the City's Fee Schedule made by The State of NC there is a fee of fifty dollars for a Dealers Fire Arms license/permit. The only thing it is listed under is sporting goods. Currently sporting goods are to be sold in the C1 and C1A only.

Change ~ Add to UDO Article 6 section 6.28 Home Occupations

(G) Licensed Fire Arms Dealers

Allow properly licensed fire arms dealers with the following restrictions:

Sale of arms as per licensing permit.

Sale of ammunition as per licensing permit.

No reloading of ammunition allowed for purpose of retail sale.

No storage or sale of black powder.

A motion to add (G) to Article 6 section 6.28 Home Occupations to allow Licensed Fire Arm Dealers in residential district was made by David Putnam and seconded by Tom VonVoigt.

Motion carried 5-0

Rental Contacts ~

Jim Nicholas is going to get more information from The City Manager for the next Planning Board meeting.

A motion to table this discussion until next month was made by Bill Sraver and seconded Tom VonVoigt

Motion Carried 5-0

Creating a movie ordinance, video taping ~ New UDO article.

The Planning Board was provided with copies of current movie ordinances from The City of Southport and The Town of Oak Island. David Putnam requested additional time to look over the information provided and discuss further at a later date. Ray Rumsey would like to make part of the review The Memorandum of Understanding the City Manager is making now, in order not to have a conflict. Bill Clark explained an MOU is usually event specific. Tom VonVoigt explained after the current movie production is done there will be a better understanding of what concerns come up to learn from.

A motion to table the issue of creating a movie ordinance until next month's meeting was made by Tom VonVoigt and seconded by David Putnam.

Motion Carried 5-0

OTHER BUSINESS: ~ None

NEXT MONTH'S AGENDA ITEM'S:

1. Review storage containers, residential verses commercial.
2. Rental Contracts
3. Movie Ordinance

ADJOURNMENT:

A motion was made and Seconded by Bill Sraver to adjourn the meeting at 7:56 p.m.

Motion Carried 5-0

Respectfully submitted by,
Maggie Della Badia
Administrative Assistant