



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

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**Planning Board**  
**July 9, 2013**  
**7:00 P.M.**  
**City Hall**

**CALL TO ORDER:**

The regular monthly Planning Board meeting was held at City Hall on July 9, 2013. Chairman Bill Clark called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

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

**Tom VonVoigt joined the meeting at 7:30 pm.**

**Bill Sraver filled Tom VonVoigt's seat. Bill Sraver continued to vote throughout meeting.**

**ABSENT: ~ All members present**

**AGENDA: ~**

Bill Clark requested to change the order of the agenda to make: Consideration to add "Trailer Park" or "RV Park" to C1 and /or Light Industrial, the first agenda item.

**A motion was made by Jeremy Sexton and Seconded by Bill Sraver to approve the agenda with the adjustment.**

**Motion Carried 5-0**

**MINUTES:**

**A motion was made by Bill Sraver and seconded by Gene Fioravante to approve the minutes for the June 11, 2013 Planning Board Meeting as written.**

**Motion Carried: 5-0**

**PUBLIC COMMENT: ~**

Susan Groves a resident of Boiling Spring Lakes. Requested the Planning Board review an ordinance regarding keeping farm animals, specifically chickens. She brought with her article 6,



keeping farm animals and what the restrictions are.

Susan Groves ~ She said during her further review, the City of Wilmington and the City of Greensboro, NC allow chickens within city limits. She is asking for the Planning Board to review the ordinance to allow chickens within the city limits so we can have farm fresh eggs without going to the store. A lot of folks have their own gardens and some people do have chickens kept in coops. The other ordinances have restrictions as to how big the coop must be, where it must be kept, behind the house. She asks that the Planning Board takes that into consideration. Wilmington also allows roosters in city limits.

Jim Nicholas ~ Chickens are allowed in the city, farm animals are allowed in the city. They are allowed in the R6 zoned areas. People do have farm animals but not in R1, R2, R3 or R5 they are allowed in R6.

Susan Groves ~ Explained she would like to ask the Planning Board to allow chickens in the other zones.

Bill Clark ~ said the Planning Board will put it on the agenda and look into it either tonight or next month.

David Putnam ~ Explained the Wilmington ordinance specifies certain areas that you can have chickens. In certain areas in the City of Wilmington and I think Greensboro also they do not allow them and they are zoned out just like the City of Boiling Spring Lakes.

Susan Groves ~ Explained she did not see where the ordinances said that, but she will read them again. She said it gave a certain amount of feet they had to be away from the house, away from the neighbors house so many feet, the amount of fowl they allowed you to have per square feet is what she was reading. Maybe they have a different updated ordinance but she did not see where they had restrictions on an area

Bill Clark ~ We will check into it.

Ray Rumsey ~ How many fowl? Susan Groves ~ Probably four or five chickens. Ray Rumsey ~ will they be for your own use? Susan Groves ~ For my own use.

The Planning Board thanked Susan Groves for coming.

## **OLD BUSINESS: ~**

### **Review of Movie Ordinance**

Bill Clark explained he made the changes agreed on in the last meeting. He was also tasked to find out an hourly rate for Police officers. He talked to the Chief of Police in Southport and Boiling Spring Lakes. The Planning Board reviewed the draft of the movie ordinance.

Bill Clark asked that when Maggie Della Badia forwards this ordinance to the Board of Commissioners the Indemnification Clause be written by the City Attorney.

**A motion was made by Bill Sraver and seconded by Ray Rumsey to adopt the ordinance as amended. With the caveat of the Indemnification Clause to be written by the City Attorney.**

**Motion Carried 5-0**



**New Business**  
***Agenda Item 1***

**Consideration to add "Trailer Park" or "RV Park" to C1 and /or Light Industrial**

Bill Clark explained he has had people interested in a Trailer Park or RV Park in C1 and Light Industrial zones. Right now there is no listing for it. He opened a discussion to see if the Board would like to include them in those areas. Bill Sraver asked would it be permanent residency or temporary? Bill Clark answered either one.

David Putnam asked how it would fall under the frontage ordinances that are in place now. Bill Clark explained there may be a need to create something special for this. Gene Fiorvante asked if there would be anything as far as sanitation or water? Bill Clark said it would be the infrastructure of the trailer park.

David Putnam asked: for the sewer, how it would affect the rest of the businesses? Bill Clark explained there should be a minimum lot size. David Putnam explained engineers would need to look at the sewer to be sure it doesn't affect the rest of the businesses.

**A motion was made by Bill Sraver and seconded by Jeremy Sexton to table this item. Bill Clark will gather more information to discuss this further.**

**Motion Carried 5-0**

***Agenda Item 2***

Commercial Property ~ Not Developed C1 & C1A and Light Industrial  
~ What can and can't be done on the property

The Planning Board discussed and created a new section of article 6 in the UDO.

**UDO Article 6 ~ Supplemental Regulations**

**Add New Section ~**

**6.51 Undeveloped Commercial and Light industrial Ground**

6.51.1 Five acre minimum is required to conform to this article.

6.51.2 For parcels under five acres or any size parcel adjoining residential property no use of property is allowed unless a building permit has been issued.

6.49.3 A no cost permit is required to use the undeveloped property.

6.49.4 On parcels conforming:

- (A) Maximum diameter of trees to be removed is six (6) inches.
- (B) A buffer of twenty five (25) feet minimum or greater of natural vegetation or a six (6) foot high privacy fence shall be installed so lot area being used is not visible from the street.
- (C) No dumping of debris or construction waste shall be allowed on site or storage of the same.

**A motion was made by Bill Sraver and seconded by Gene Fioravante to table this item and look at it again next month.**



**Motion Carried 5-0**

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

1. Consideration to add "Trailer Park" or "RV Park" to C1 and /or Light Industrial  
~ *Tabled Item from July 2013 Meeting.*
2. Commercial Property ~ Not Developed C1 & C1A and Light Industrial  
~ What can and can't be done on the property  
~ *Tabled Item from July 2013 Meeting*
3. New Business ~ Farm animals within city limits other than the R6 zone.

**ADJOURNMENT:**

**A motion was made by Gene Fioravante and Seconded by Jeremy Sexton to adjourn the meeting at 8:27 p.m.**

**Motion Carried 5-0**

Respectfully Submitted by,  
Maggie Della Badia ~ Administrative Assistant