



City of Boiling Spring Lakes
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Planning Board
May 14, 2013
7:00 P.M.
City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on May 14, 2013. Chairman Bill Clark called the meeting to order at 7:00 p.m.

ATTENDANCE:

Bill Clark, Chairman
Tom VonVoigt
David Putnam

Jeremy Sexton
Bill Sraver
Gene Fioravante

Jim Nicholas
Maggie Della Badia

ABSENT: ~ Ray Rumsey ~ Bill Sraver filled his seat

AGENDA:

Bill Clark asked to add a discussion with Mary Green, Parks and Recreation Director, regarding information about how things worked with the movie people to help create a movie ordinance.

A motion was made by Gene Fioravante and Seconded by Tom VonVoigt to approve the agenda with the addition.

Motion Carried 5-0

MINUTES:

A motion was made by Tom Von Voight and seconded by Jeremy Sexton to approve the minutes for the April 09, 2013 Planning Board Meeting as written.

Motion Carried: 5-0

PUBLIC COMMENT: ~ No public Comment.

ADDED AGENDA ITEM:

Mary Green, Parks and Recreation Director Discussion of Movie Production:

Mary Green explained:

Adobe Pictures, which is filming the movie “Tammy” out of Screen Gem Studios approached the City the first part of April looking for a location to film one of their scenes. The request was approved by the Board of Commissioners. The set is currently being construction and they have done a wonderful job. This is the second time we have had a production in our city. It is a great opportunity for PR for our community and can be a source of revenue generation. The ordinance can be as detailed or as vague as the board sees necessary. She suggested moving the fee structure from the ordinance to the general fee schedule then if The Board of Commissioners need to change fees at another time it does not have to come to the Planning Board. The first thing to look at is a permit process, right now there is none. The City of Wilmington has a great application and that would be the best starting point. Then give them a fee schedule for what they want to do or go into negotiations. City Manager, Jeff Repp handled the negotiations for “Tammy”. They took Oak Islands fee schedule and negotiated from there. It was negotiated for them to pay two hundred and fifty dollars every day the park is closed not per day of filming because the public did not have access to the park while they were constructing the set. The lot across the street was also negotiated, they put a large tent on the property. The fee for the lot was one thousand dollars from Friday until they started the deconstruction process.

Bill Clark asked if there were any requirements for the tent? Mary Green answered the tent had to be to code and fire inspected. That is standard. She suggested the Planning Board look at Wilmington’s Ordinance and scale it down from there to fit our area. Bill Clark explained they have looked at two other cities ordinances so far and there seems to be a lot of redundancy relative to permits. Southport and Wilmington’s ordinance ask for the same things, what the city should expect with street closures, tents, when the fire/building inspector available to approve the tents. They would have to pay for street closures, barricades and police officers to be there during filming. The movie company pays for twenty four hour surveillance for the set as part of their liability. Their insurance company requires it from the moment they put the first board on the ground until the last board is removed. Anytime someone is on the set for construction or filming they have to have a first responder. Bill Clark asked if the city can be co-named in the certificate of insurance? Mary Green responded yes. Mary Green explained during filming they have to have a Police Officer on site because they will have random street closures and no cars will go by during filming.

Bill Clark stated with closing of the streets and moving traffic around he noticed signs will be put up. He asked if the movie company provides them. Mary Green explained they are contracted with the cities Public Works and the fees are negotiable. Tom VonVoigt said the movie company handed out fliers to the residents around the area stating the inconvenience for traffic control will not be more than three minutes to go to and from your home. Mary Green explained the City of Wilmington has a form individuals put their name, address and phone number on for notifications. Mary Green would like the Planning Board to consider the possibility of a show like Revolution coming where the power would have to be off for filming. Gene Fioravante asked if she knew how much the city would be making for the filming. Mary Green gave a rough estimate of the park rental around five thousand dollars and officers extra pay. Bill Clark explained they could not put everything in the fee schedule. Mary Green agreed and explained if its not in the fee schedule a price can be negotiated. There is terminology in every ordinance that says if it is not listed it doesn’t mean there is no fee for it, there may be a cost associated. The closure of the park

started May 9th and ends on the 24th. The goal is to not have to close the bigger side of the park except for the three days of filming.

Mary Green explained the business that is supplying peddle boats for the movie is interested in setting up at Spring Lake. They are going to send her a proposal. What the company did in Carolina Beach was: on a lake built a dock to code, a rental shack with concessions and he provides liability insurance and all of the things he needs to run his business. He operates on city property and gives the city a percentage of what he makes. The city agreed twelve percent of his revenues go to the city. He has been there for five years. She explained it would be a good source of revenue and additional amenity that wouldn't cost the city any money. It would be for kayaks, peddle boats, concessions.

Mary Green said Wilmington has a filming commission as well as a department that handles films. The City Clerks at Southport and Oak Island were very helpful.

The Board thanked Mary Green for her information.

OLD BUSINESS: ~

Agenda Item 1

Review Storage Containers, Residential Verses Commercial

UDO Section 6.6.1 Building Restrictions Section (F) Temporary Storage Container

Bill Clark explained the thirty days may not be long enough, example if someone is remodeling their home and needed to store furniture and other things while they are working. Jim Nicholas said it used to say thirty days or at the discretion of the Building Inspector.

Change ~ Adding separate restrictions for Residential and Commercial sites.

6.6.1 Building Restrictions

(F) A temporary storage container is permitted under the following regulation:

(1) Residential Sites

(a) A portable storage unit may be up to sixteen (16) feet long, eight (8) feet wide, and nine (9) feet tall.

(b) A storage unit may be placed on the site for thirty (30) days or extended for up to an additional thirty (30) days as permitted by the Building Inspector. After a maximum of sixty (60) days fees shall be imposed in accordance with section 4.5.4 (a) of the UDO.

(3) becomes (c)

(4) becomes (d)

(2) Commercial Sites

- (a) A portable storage unit shall not exceed forty (40) by eight (8) feet wide by Nine (9) feet high.
- (b) Shall be placed on the site meeting the setback requirements of article 5 of the UDO and shall not be visible from the street.
- (c) If the commercial property adjoins residential property storage containers are not permitted.

A motion was made by Bill Sraver and seconded by Tom VonVoigt to adopt the verbiage for temporary storage containers in article 6.

Motion Carried 4-1 (Fioravante Opposed)

Agenda Item 2

Review Rental Contracts

Jim Nicholas explained the State Legislature is currently looking into this. Because Boiling Spring Lakes does not have a housing authority it may not be something that can be done.

A motion was made by Jeremy Sexton and seconded by Tom VonVoight to disregard any further discussion of rental contracts until a determination by the state legislature is made.

Motion Carried 5-0

Agenda Item 3

Creating a Movie Ordinance

The Planning Board will start with this topic at the next meeting.

NEW BUSINESS:

None

NEXT MONTH'S AGENDA ITEM'S:

1. Movie Ordinance
2. Remote Control Boats

ADJOURNMENT:

A motion was made by Bill Sraver and Seconded by Gene Fioravante to adjourn the meeting at 8:52 p.m.

Motion Carried 5-0

Respectfully submitted by,
Maggie Della Badia
Administrative Assistant