



City of Boiling Spring Lakes
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Boiling Spring Lakes, NC 28461

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

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on September 10, 2013.

Chairman

Bill Clark called the meeting to order at 7:00 p.m.

ATTENDANCE:

Bill Clark, Chairman
David Putnam
Tom VonVoigt

Jeremy Sexton
Ray Rumsey ~ Absent
Gene Fioravante

Bill Sraver
Jim Nicholas
Maggie Della Badia

ABSENT: ~ Ray Rumsey
Bill Sraver filled Ray Rumsey's Seat.

AGENDA: ~

Bill Clark asked to add under New Business, Planning Board Alternates to succeed.

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

Motion Carried 5-0

MINUTES:

A motion was made by Gene Fioravante and seconded by Bill Sraver to approve the minutes for the August 13, 2013 Planning Board Meeting as written.

Motion Carried: 5-0

PUBLIC COMMENT: ~ No public in attendance.

OLD BUSINESS: ~

Agenda Item 1

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

Tabled Item ~July 9, 2013 and August13, 2013 meeting

Discussion ~

Bill Clark provided copies of local area ordinances for RV/Trailer Parks. Bill Clark checked into if sewage would be an issue and it would not be. The zones that it would be able to be in would be C-1 or Light Industrial. C-1A lot sizes would not be large enough. Five acres would be the minimum size.

The Planning Board discussed creating a draft for this new section. They discussed size, roads, speed limits, parking, etc.

Tom VonVoigt suggested broadening this to RV and camping. Bill Clark recommended, to include them change the title to: RV Parks and Campsites. Tom VonVoigt agreed.

Jim Nicholas will get information on fire code of roads in a RV Park / Campground.

This has been tabled until the code is reviewed.

Jeremy Sexton explained ~ RV/Campground water falls under different state rules, it is transient non-community water source. They have to have their own distribution licensed person. Whoever owns the park will have to contract someone to do the monthly sampling for the state. It would not fall under the County's jurisdiction because they are serving a community themselves. He suggested this is put in the code ordinance.

Jeremy Sexton will look up the regulations for this.

This has been tabled until the regulation is reviewed.

The board discussed having a dumping station or individual stations. They discussed if they can have a dumping station that someone can just pull in and dump waste and leave without staying at the park.

Jeremy Sexton explained ~ There are a lot of campgrounds that have full hook up sites, electrical only sites and sites without anything with different price ranges. If you are in one that doesn't have a sewer hookup and its cheaper for the owner of the campground to build a dump station instead of plumbing individual sites.

Bill Clark did not agree because there is no area that would be developed with a couple hundred sites in it. If it were thirty five sites each one would have the hook up for the amenities.

Jeremy Sexton explained he may not want to have that fancy of a place. He may have electric at each individual site and everyone would dump when they leave.

Tom VonVoigt agreed with Bill Clark. Jeremy Sexton explained every campground he has been to has had a dumping station.

Bill Clark explained there will be lots that will have hook ups for sewer and some wont.

For those units that are self contained when they are ready to leave they pull over and eject it into the pumping station. Tom VonVoigt explained every lot that can hold an RV that has self contained water should have a sewage pipe.

Bill Clark explained it should state each RV site shall have potable water and sewer connections.

Jeremy Sexton did not agree with individual connections for sewer.

Bill Clark ~ Add to the ordinance: It shall be unlawful to locate a manufactured home in an RV Park. Two manufactured homes shall be permitted to be located within RV Park to be used as residences for persons responsible for the operation and / or maintenance.

Tabled item ~ Impacted stone to allow fire apparatus.

Tabled item ~ Internal water distribution system

They will discuss further in the October 2013 meeting.

Agenda Item 2

Farm animals within the city limits other than the R6 Zone.

Bill Sraver explained he asked to have this put back on the agenda. Tom VonVoigt explained he did not agree with having them on smaller lots. When their food is out it will attract other kinds of animals, they are attracted to that kind of environment. He agrees with the ordinance for Oak Island ~ “Keeping of livestock. No person shall keep or maintain any fowl, cow, horse, pony, mule sheep, goat or other livestock on any lot or within any pen, stable or other enclosure or building within the corporate limits of the town.” This is a community with homes.

David Putnam explained only one person came one time to ask for this change. It does not seem to be that big of an issue. There will be more complaints against allowing than not.

Gene Fioravante ~ agreed not allowing chickens outside of the R6 Zone.

Bill Sraver ~ did not agree with not allowing chickens out of the R6 Zone. Small animals like chickens and rabbits are allowed in most towns and even big cities and they are not a problem if they are properly taken care of. Not horses and cows, but small animals like rabbits and chickens.

Bill Clark explained the City of Wilmington allows it but they have to have a minimum of forty thousand square feet of land and twenty thousand square feet of land per animal.

Bill Sraver explained the City of Greensboro only requires two thousand feet per animal.

The Planning Board did not recommend any change to the current ordinance pertaining to chickens.

NEW BUSINESS

Added Agenda Item

Bill Clark explained ~ Currently there is nothing in the code for the Planning Board that says if you are an alternate you would automatically move up to be a board member. He feels if you are going to put your time in as an alternate then you should move up to the board. He suggested sending some information to the Board of Commissioners to adjust the way the Planning Board is selected.

Bill Clark suggested ~when there is an open seat the alternate would move up to fill that seat and finish out that persons term. That gives someone an incentive to be an alternate. Currently someone who has not been an Alternate could be a member ahead of the Alternates.

Bill Clark suggested ~ sending a memorandum to the Board of Commissioners for consideration to change:

Division 2 Planning Board, Section 2.62 – Appointment; terms; vacancies.

Bill Clark will work on the verbiage for the request.

OTHER BUSINESS

~ None

NEXT MONTH'S AGENDA ITEM'S:

Tabled item ~ Impacted stone to allow fire apparatus.

Tabled item ~ Internal water distribution system

ADJOURNMENT:

A motion was made by Bill Sraver and Seconded by Gene Fioravante to adjourn the meeting at 8:30 p.m.

Motion Carried 5-0

Respectfully Submitted by,
Maggie Della Badia ~ Administrative Assistant