



City of Boiling Spring Lakes
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Boiling Spring Lakes, NC 28461

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Planning Board
January 14, 2014
7:00 P.M.
City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on January 14, 2014. Chairman Bill Clark called the meeting to order at 7:00p.m.

ATTENDANCE: ~

Bill Clark, Chairman	Jeremy Sexton	Bill Sraver ~ Alternate
Ray Rumsey	Gene Fioravante	Jim Nicholas
Tom Von Voigt	Nancy Crawford ~ Alternate	Maggie Della Badia

AGENDA ~

Bill Sraver asked to add to the agenda a discussion of multi-use buildings. A commercial building with a section for residential. He would also like to discuss garden apartments behind a business. He feels that it would attract business to the city and increase population.

Bill Clark explained there would not be time to discuss these things in addition to what is on the agenda and it would be added to the February 2014 agenda.

A motion was made by Ray Rumsey and Seconded by Gene Fioravante to approve the agenda as written.

Motion Carried 5-0

MINUTES ~

A motion was made by Tom VonVoigt and seconded by Jeremy Sexton to approve the minutes for the December 10, 2013 Planning Board Meeting as written.

Motion Carried: 5-0

Bill Clark welcomed Ray Rumsey as a full member of the Planning Board.
Bill Clark welcomed Nancy Crawford as the new alternate member of the Planning Board.

ELECT CHAIR AND CO-CHAIR ~

Bill Clark opened up nominations for the Chairmanship of the Planning Board.

Chair ~

A motion was made by Jeremy Sexton and seconded by Gene Fiorvante to elect Bill Clark as Chairman for 2014. Bill Clark accepted.

Motion Carried 5-0

Co-Chair ~

A motion was made by Ray Rumsey and Seconded by Tom VonVoigt to nominate Jeremy Sexton as Co-Chair for 2014. Jeremy Sexton accepted.

Motion Carried 5-0

PUBLIC COMMENT ~ No public was in attendance.

OLD BUSINESS ~

1. Review of tabled item ~ December 2013 Meeting

~ Setback on lake front property verbiage.

Ray Rumsey asked to revisit this item and explained there is no normal water level of the lakes. The Big Lake was set he at thirty one feet above sea level. He explained the level of lakes should have a set level to go by instead of "normal level" to determine the set back. Bill Clark explained the level of the lake does not change the back property line of a property.

The Planning Board agreed the setback will be fifty feet from the back property line instead of the old verbiage ~ shall be fifty feet from the normal water level.

A motion was made by Tom VonVoigt and seconded by Gene Fiorvante for: Item I number three all buildings must be set back from the rear property line. Striking the words normal water level and the rest of the paragraph.

Motion Carried 5-0

2. Continue reviewing the Long Range Plan ~

Bill Clark suggested developing a survey. When the surveys come back they can see what the comments are so they will have information to bring to the Board of Commissioners. Tom VonVoigt suggested inviting the residents to come to the Planning Board Meeting the Tuesday following the Board of Commissioners meeting with their comments and suggestions.

Questions for the survey are:

1. Are you concerned about the development of the commercial corridor now that the sewer system is running?
2. Are you in favor of eliminating burning in the city?
3. Should the city adopt a fire wise program and develop a city pick up of debris?
4. Are you in favor of installing bike paths or paving the shoulder of certain roads i.e. 50 Lakes Drive, E Boiling Spring Road?
5. Should the city pursue acquisition of the property where its name sake, the Boiling Spring , is located?
6. Would you agree with the development of an ordinance for cluster/patio homes and multi-use and/or mixed use occupancy i.e. living quarters over a commercial building?
7. Are you in favor of developing a paving plan with timeframe(s) as a budgeted item?
8. Are you in favor of the city working with NCDOT to establish “right of way” to open W. Boiling Spring Rd/Antenna Farm Rd”?
9. Are you satisfied with the effort of the City to maintain all ditches for storm water runoff by cleaning growth and removing debris?
10. Are you in favor of expanding a waste water system expansion to include residential areas?

They would like to add the following verbiage to the survey. The Planning Board would like your input for the long range plan for the City of Boiling Spring Lakes. Your presence would be greatly appreciated, with any input and suggestions you may have. The meeting will be February 11, 2014.

Bill Clark asked permission of the Planning Board to ask at the February Board of Commissioners meeting to request changing the way Planning Board Members/Alternate Members are appointed/moved up. The Planning Board members agreed that Bill Clark should address this issue with the Board of Commissioners.

Bill Clark suggested explaining to the Board of Commissioners the Planning Board feels it is important in lieu of a consent agenda to have critical departments give a report on the floor during the monthly Board of Commissioners meeting. Example ~ Building Inspections and Public Works Departments. This would not be a question and answer, just a reporting period. The Planning Board members agreed.

NEW BUSINESS ~ None

OTHER BUSINESS ~ None

NEXT MONTH'S AGENDA ITEM'S:

1. Review of survey results

ADJOURNMENT:

A motion was made by Tom VonVoigt and Seconded by Gene Fiorvante to adjourn the meeting at 8:22 p.m.

Motion Carried 5-0

Respectfully Submitted by,
Maggie Della Badia ~ Administrative Assistant