



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

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Planning Board
May 13, 2014
7:00 P.M.
City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on April 8, 2014. Chairman Bill Clark called the meeting to order at 7:00p.m.

ATTENDANCE: ~

Bill Clark, Chairman	Ray Rumsey	Building Inspector~ Absent
Tom Von Voigt ~ Excused	Gene Fioravante	Maggie Della Badia ~ Admin Asst.
Jeremy Sexton	Nancy Crawford ~ 2 nd Alternate	
Bill Sraver ~ 1 st Alternate		

Tom VonVoigt was absent 1st Alternate Bill Sraver filled his seat.

AGENDA ~

A motion was made by Ray Rumsey and seconded by Bill Sraver to approve the agenda as written.

Motion Carried 5-0

MINUTES ~

A motion was made by Gene Fiorvante and seconded by Ray Rumsey to approve the minutes for the April 8, 2014 Planning Board Meeting as written.

Motion Carried 5-0

PUBLIC COMMENT ~ No Public Comment.

OLD BUSINESS ~

1. Continue to develop a land use ordinance for patio/cluster homes and mixed-use.

The Planning Board reviewed options for districts that would be right for multi-use homes. They discussed and decided multi-use districts would be allowed in C-1 and C-1A zones.

The board decided to add the following to sections 5 and 6 of the Boiling Spring Lakes UDO

Section 5

Add: New line for Multi-use/Commercial to section 5.5 ~ Table of permitted/condition use. The new description will be added between miniature golf and municipal buildings with a PS in C-1 and a PS in C-1A zones.

Add: Supplemental regulation in section 6.

Add: line for Patio/Cluster homes section, board will work on zoning.

Section 6

Add: section 6.51 for Multi-use

Add: section 6.52 for Patio/Cluster Homes

Add:

Section 6.51 Multi-use/Commercial ~

6.51.1 Permitted in C1 and C1A zoning areas.

6.51.2 Must conform to NC Building Codes and Boling Spring Lakes UDO for property development.

Section 6.52 Patio/Cluster Homes ~

6.52.1 Development shall be in accordance with Section 8 of the Boiling Spring Lakes UDO.

6.52.2 Permitted in residential zoning districts R2, R3, R5 and R6 with a minimum square footage of two hundred seventeen thousand eight hundred (217,800) square feet, five (5) acres.

The Planning Board will review these changes at the June meeting to finalize and send to the Board of Commissioners.

NEW BUSINESS ~ None

OTHER BUSINESS ~ None

NEXT MONTH'S AGENDA ITEM'S:

1. Finalize and approve patio/cluster homes and multi-use/commercial ordinances.
2. Dog Ordinance

ADJOURNMENT:

A motion was made by Bill Sraver and seconded by Gene Fiorvante to adjourn the meeting at 8:38 p.m.

Motion Carried 5-0

Respectfully Submitted by,
Maggie Della Badia ~ Administrative Assistant