



City of Boiling Spring Lakes
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Boiling Spring Lakes, NC 28461

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Planning Board
November 18, 2014
7:00 P.M.
City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on November 18, 2014. Chairman Bill Clark called the meeting to order at 7:00p.m.

ATTENDANCE: ~

Members Present ~

Bill Clark, Chairman	Tom Von Voigt	Gene Fiorvante	Jeremy Sexton
Bill Sraver ~ 1 st Alternate	Nancy Crawford ~ 2 nd Alternate		

Members Absent ~

Ray Rumsey ~ Absent 1st Alternate Bill Sraver filled Ray Rumsey's seat.

Staff Present ~

Jim Nicholas ~ Building Inspector
Maggie Della Badia ~ Administrative Assistant

AGENDA ~

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

Vote Carried 5-0

MINUTES ~

A motion was made by Bill Sraver and seconded by Gene Fiorvante to approve the minutes for the September 9, 2014 Planning Board Meeting as written.

Motion Carried 5-0

PUBLIC COMMENT~ No Public in attendance.

OLD BUSINESS ~

1. Review UDO article 5 Zoning Districts

The Planning Board decided not to suggest any zoning area changes.

UDO Article 5 Zoning

5.6 Table of area, yard and Height Requirements

5.6.1 page 5-13 and 5.6.2 page 5-15

Bill Clark explained it was noted the Board of Commissioners would like to have the roof pitch requirement back. The Planning Board discussed and there is no requirement in the North Carolina Code for roof pitch minimum. Bill Clark suggested making it a 5/12 roof pitch minimum. The members agreed.

A motion was made by Tom Von Voigt and seconded by Bill Sraver change the roof pitch requirements on page 5-14, 5-16 and section 6.6 minimum requirement to be 5/12 vs 6/12.

Motion Carried 5-0

2. Review of UDO Article 6 Suggested Changes Sent to BOC Article 6 Section 6.52 Patio/Cluster/Duplex Homes

Jeremy Sexton questioned in the minutes from September 2014 6.52.3 duplexes. He asked if they made it so duplexes had to be on a five acre lot. The Board reviewed this section of the minutes and made this correction.

Correction to the September 9, 2014 minutes ~

6.52.3 Duplex

~~Duplexes shall be permitted in R-4 and R-5. with a minimum square footage of two hundred seventeen thousand eight hundred (217,800) square feet, five (5) acres.~~

Suggested changes to be sent to the Board of Commissioners.

6.52 Patio/Cluster Homes/ Duplex Homes

6.52.1 Development shall be in accordance with section 8 of The Boiling Spring Lakes Unified Development Ordinance.

6.52.2 Patio/ Cluster Homes

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

6.52.3 Duplex

6.52.3 Duplex, two family homes shall be permitted in R-4 and R-5 Residential Districts.

Duplex housing shall conform to article 5.6.2 and article 6.8 of The Boiling Spring Lakes Unified Development Ordinance.

Bill Clark explained the Board of Commissioners would like to see a clear square footage for duplexes.

Added

Article 6 Supplemental Regulations

6.8 Duplex Building Design Requirements

Add ~

- (e) Minimum roof pitch shall be 5/12 (if 5/12 vs. 6/12 approved by BOC)
- (f) Minimum total square footage shall be 800 (eight hundred) square feet per unit.

Bill Sraver mentioned he did not like the wording for letter (D) in section 6.8. The members discussed this and changed:

Current ~

- (D) Windows. Windows shall have a vertical to horizontal ratio of at least 1.5:1 and less than 3:1, which are recessed into the face of the building and broken up with smaller panes of glass.

Change ~ Remove wording “ broken up with smaller panes of glass”.

- D) Windows. Windows shall have a vertical to horizontal ratio of at least 1.5:1 and less than 3:1, which are recessed into the face of the building. ~~and broken up with smaller panes of glass.~~

A motion was made by Gene Fiorvante and Seconded by Jeremy Sexton to approved the changes made tonight and forward to the Board of Commissioners for consideration.

Motion Carried 5-0

NEW BUSINESS ~

2. UDO Section 6.43 Wireless Telecommunication Facilities

Bill Clark explained this falls under state and federal regulations and suggested the Planning Board accept the change in rulings for section 6.43.

A motion was made by Tom Von Voigt and seconded by Jeremy Sexton to accept the current wireless telecommunication requirements and they be incorporated into the UDO.

Motion Carried 5-0

1. Solar Panels

The members discussed solar panels. Jim Nicholas explained there are some in the city already. Bill Clark asked if there were any solar farms in the city. Jim Nicholas explained there are none currently in the city. The board reviewed a section of Brunswick County’s UDO

referring to Solar Farms. Tom VonVoigt explained they would need to have more information regarding the difference between residential and commercial use. Bill Clark explained they can be on the roof. Some of the things that were mentioned by the members were: noise, impervious coverage, size, location, whether they will be an eyesore, will the roof hold the weight of the panels and a maximum square footage allowed.

Bill Clark suggested that solar farms be allowed only in R-6. The board discussed and would like to allow them in the light industrial area also. Bill Sraver suggested they should be screened by vegetation.

Bill Clark will look into the Brunswick County UDO to get more information on the other sections of their UDO reference in their Article 5 Section 5.2.3 about solar farms.

A motion was made by Tom VonVoigt and Seconded by Jeremy Sexton to table review Solar Panels until next month.

Motion Carried 5-0

3. Indoor Archery Range and Firing Range

Bill Clark explained the archery range shouldn't be too difficult to do. The firing range would have federal and state requirements. He suggested tabling this until he can get more information about federal requirements.

A motion was made by Bill Sraver and seconded by Gene Fiorvante to table Indoor archery and firing range until next month.

Motion Carried 5- 0

OTHER BUSINESS ~ None

NEXT MEETING AGENDA ITEM'S:

- 1. Solar Panels**
- 2. Indoor archery range and firing range**
- 3. Parking issues throughout the city**

AJOURNMENT:

A motion was made by Bill Sraver and seconded by Gene Fiorvante to adjourn the meeting at 8:00 p.m.

Motion Carried 5-0

Respectfully Submitted by,
Maggie Della Badia ~ Administrative Assistant