



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

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Planning Board
September 9, 2014
7:00 P.M.
City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on September 9, 2014. Chairman Bill Clark called the meeting to order at 7:00p.m.

ATTENDANCE: ~

Members Present ~

Bill Clark, Chairman	Ray Rumsey	Gene Fiorvante	Jeremy Sexton
Bill Sraver ~ 1 st Alternate	Nancy Crawford ~ 2 nd Alternate		

Members Absent ~

Tom Von Voigt ~ Excused Absence. 1st Alternate Bill Sraver filled Tom Von Voigt'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 Gene Fiorvante and seconded by Ray Rumsey to approve the minutes for the July 8, 2014 Planning Board Meeting as written.

Motion Carried 5-0

PUBLIC COMMENT~ No Public in attendance.

OLD BUSINESS ~

1. Review UDO article 5 Suggested changes sent to BOC
Article 5 Zoning Districts

The Board of Commissioners sent back to the Planning board the duplex changes that were sent to them for adjustments. Bill Clark was unable to attend the Board of Commissioners meeting that this was discussed during but Nancy Crawford attended and explained the issues that came up with the Planning Board suggestions were:

There needs to be clear square footage stated for duplexes.
They did not like the 6/12 roof pitch being taken out.

Jim Nicholas explained in the past there was a request to expand the area where duplexes were allowed but the request was never approved. He also explained no other municipalities in the state require a roof pitch. It is according to standards.

Bill Clark asked Jim Nicholas if the R-4 Zone is just one half of one street in the city. Jim Nicholas said that is correct. Bill Clark asked the Planning Board Members if it would make sense to change other areas in the city to R-4 and allow duplexes in the R-4 Zone or leave them just in R-4 and assign duplexes to other zones. The Planning Board discussed these options. A suggestion was made to change some roads that are currently R-5 to R-4. The members decided not to change zoning areas.

The members amended their recommended changes submitted to the Board of Commissioners for the UDO to the following:

Remove Duplexes from suggested changes in R-1, R-2, R-3 and R-6.

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

Current ~

R-5 Residential
Stick-built/ Modular

Change to ~

Duplexes R-5 Residential
Stick built/Modular/ Duplex

R-5 Manufactured homes ~ No change ~ No two story manufactured homes are allowed.

Nancy Crawford asked for clarification of the square footage of a duplex. Does it mean 1600 square feet per side or the whole duplex? Jim Nicholas explained it is 800 square feet per side/floor. Jeremy Sexton suggested to clarify per unit minimum is 800 square feet per unit. Total minimum square footage will be 1600 square feet.

The members discussed adding # 4 roof pitch requirements back to pages 5-15 and 5-17 and agreed to add it back in.

Nancy Crawford explained there was a question of 800 square feet per unit being big enough for duplexes. The members discussed this topic commenting mobile homes have a minimum square feet of 750. The members left 1600 square feet as the minimum for duplexes.

2. Review of UDO Article 6 Suggested Changes Sent to BOC

Article 6 Section 6.52 Patio/Cluster/Duplex Homes

Change ~

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

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

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

Do not remove #4 Roof pitch on pages 5-14 and 5-16

The Planning Board agreed to review these changes at the October 2014 meeting.

NEW BUSINESS ~ None

OTHER BUSINESS ~ None

NEXT MEETING AGENDA ITEM'S:

Jim Nicholas explained there have been parking issues through out the city and requested they be reviewed by the Planning Board.

- 1. Review the changes to Articles 5 and 6*
- 2. Solar Panels*
- 3. Indoor Archery Range*
- 4. Review Parking issues thorough out the city.*

AJOURNMENT:

A motion was made by Ray Rumsey and seconded by Gene Fiorvante to adjourn the meeting at 8:26 p.m.

Motion Carried 5-0

Respectfully Submitted by,
Maggie Della Badia ~ Administrative Assistant