



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

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**Planning Board**  
**April 14, 2015**  
**7:00 P.M.**  
**City Hall**

**CALL TO ORDER:**

The regular monthly Planning Board meeting was held at City Hall on April 14, 2015 Chairman Bill Clark called the meeting to order at 7:00p.m.

**ATTENDANCE: ~**

***Members Present ~***

Gene Fiorvante                      Jeremy Sexton                      Ray Rumsey  
Bill Sraver ~ 1<sup>st</sup> Alternate      Nancy Crawford ~ 2<sup>nd</sup> Alternate

***Members Absent ~***

Bill Clark, Chairman ~ Excused      Tom VonVoight ~ Excused

**Jeremy Sexton Chaired this meeting.**

***Staff Present ~***

Jim Nicholas ~ Building Inspector                      Maggie Della Badia ~ Administrative Assistant  
Bill Murphy ~ City Engineer ~ Excused Absence

**AGENDA ~**

**A motion was made by Bill Sraver and seconded by Gene Fiorvante to approve the agenda as written.**

**Motion Carried 5-0**

**APPROVAL OF MINUTES ~**

**March 10, 2015**

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

**Motion Carried 5-0**

## **PUBLIC COMMENT~**

### **Mr. Chuck Woja ~ 161 North Lake Dr.**

Mr. Woja explained he liked Bill Clarks comment at the PB / BOC workshop that no one on the Planning Board or Board of Commissioners has the expertise to deal with land use planning. He stated he did not know if a professional is needed but certainly professional guidelines are needed.

Mr. Woja inquired to the Planning Board members about the substantially reduced housing assessments. Bill Sraver explained he knows of one case where the previous assessment was \$225,000 and current assessment is \$156,000.00 and a recent appraisal done on that property was \$278,000.00.

Mr. Woja commented the percentage the assessments went down was almost the same as in 2010 which was twenty percent and following that taxes were raised. He explained after considering what Jeff Niebaur from Brunswick County said regarding assessed property values relating to the market value we need to figure out what the criteria is for establishing a market value and what specifically can be done to improve our property and housing market values. He explained the city has a lot of plus features and some features that we need to maintain and enforce. It is a great environmental community and he does not know why the market values in this particular location have gone down so much.

## **OLD BUSINESS ~**

### **1. Review Duplex Housing in R-5 Zoning Area**

Bill Sraver provided a map of some large parcels available zoned as R-1 and suggested looking at them for different types of houses. A discussion followed and members determined they did not want to pursue this at this time.

The Planning Board reviewed the current Zoning Map and discussed changing an area from R-5 to R-4 to allow duplexes in that area. After discussion they agreed on the area bound by the United States Government Railroad, Boiling Spring Rd, Cherry Rd and the City Line.

**A motion was made by Bill Sraver and Seconded by Ray Rumsey for the area bounded by Redwood, Boiling Spring Rd, Cherry and the City Line to change to R-4 Zoning.**

**The motion was restated as the area bounded by Boiling Spring Rd, United States Government Railroad, Cherry Rd and the city line to change the zoning from R-5 to R-4.**

**Motion Carried 5-0**

### **2. Review Indoor/Outdoor ~ Archery Ranges**

Jeremy Sexton explained he could not find other ordinances regarding indoor archery ranges but did find information for outdoor and referenced Pitt County.

Jeremy Sexton asked if the firearm ban in town limits covers bows.~

Jim Nicholas read City Ordinance Section 8.1 ~ Discharge of fire arms, other weapons.

- (a) It shall be unlawful for any person to fire, discharge any rifle, gun, pistol, pellet gun, air pistol, air rifle, bow and arrow, paint gun, crossbow within the city, on or off his premises, in sport or amusement.

Gene Fiorvante suggested checking with the Board of Commissioners to see if they would be willing to change the ordinance to allow this before proceeding.

Nancy Crawford suggesting tabling this until they get more information and ask the Board of Commissioners if they are on board with this.

**A motion was made by Nancy Crawford and seconded by Bill Sraver to table this discussion until more information is presented to the Planning Board on how to proceed.**

**Motion Carried 5-0**

### **3. Discuss indoor Firing Ranges.**

~ **This discussion was tabled.**

**NEW BUSINESS: ~ None**

**OTHER BUSINESS ~**

Jeremy Sexton explained the meeting with the Board of Commissioner last month was a very good way to get the two boards communicating. There has been some thought about either appointing a liaison or having quarterly or as needed meetings. Jeremy explained either way the Planning Board would have to write a letter to the Board of Commissioners.

Commissioner Putnam explained how a liaison works and having a quarterly meeting or a liaison can alleviate the communication issue.

The Planning Board discussed this and decided to send a letter to the City Manager requesting a Commissioner Liaison be appointed to the Planning Board.

**A motion was made by Ray Rumsey and seconded by Gene Fiorvante that the Planning Board draft a letter to the City Manager to consider the Board appointing a liaison to the Planning Board.**

**Motion Carried 5-0**

### **NEXT MEETING AGENDA ITEM'S:**

- 1. Indoor/ Outdoor Archery Ranges ~ Tabled from April 14, 2015 Meeting**
- 2. Indoor Firing Ranges ~ Tabled from April 14, 2015 Meeting**
- 3. Clarify Patio / Cluster Homes**
- 4. Gather more information for Multi Use in the Commercial District**

**AJOURNMENT:**

**A motion was made by Gene Fiorvante and seconded by Ray Rumsey to adjourn the meeting at 8:05 pm**

**Motion Carried 5-0**

**Respectfully Submitted by,  
Maggie Della Badia ~ Administrative Assistant**