



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

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**Planning Board
August 11, 2015
7:00 P.M.
City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on August 11, 2015 Chairman Bill Clark called the meeting to order at 7:00p.m.

ATTENDANCE: ~

Members Present ~

Bill Clark, Chairman Jeremy Sexton Bill Sraver Nancy Crawford Gene Fiorvante

Members Absent ~ None

Staff Present ~

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

Guest ~

Jake Vares ~ Cape Fear Council of Governments

AGENDA ~

Bill Clark requested to add a letter he received from the NC Department of Public Safety to the agenda under other business.

A motion was made by Jeremy Sexton and seconded by Gene Fiorvante to approve the agenda with the addition.

Motion Carried 5-0

APPROVAL OF MINUTES ~ Minutes of the July 14, 2015 Meeting.

A motion was made by Nancy Crawford and seconded by Bill Sraver to approve the minutes as written.

Motion Carried 5-0

PUBLIC COMMENT ~

Joy Gregory ~ 1060 Myrtle Lane

Ms. Gregory stated she would like to get the UDO amended on Myrtle Lane to allow her to have a carport in front of her trailer because she feels this would be the best location. Ms. Gregory explained her trailer faces a twenty foot right of way not a road. She explained the property across from her is owned by Orton Plantation and there will not be any homes built across from her on Myrtle Lane. The side she would like the carport on would be right by her deck. According to the UDO a carport in front of her house would not be in compliance. Ms. Gregory stated other people have items and vehicles in their yards but she is not allowed to have a carport to the front of her house.

Bill Clark stated the Planning Board would not consider changing the UDO for carports due to one instance. Bill Clark explained to Ms. Gregory she should present her case before the Board of Adjustment to request a variance to erect a carport.

Ms. Gregory stated she was told the Planning Board could make amendments to the UDO. Bill Clark explained the Planning Board can make amendments with the approval of the Board of Commissioners and after a public hearing however a change can not be made to the UDO for one location whereas the Board of Adjustment can make a variance for individual situations. Bill Clark explained the Board of Adjustment meets on a case by case basis. Bill Clark recommended Ms. Gregory provide pictures of her property where she would like to put her carport to the Board of Adjustments.

Ms. Gregory explained she is tired of coming before the city and the UDO doesn't cover everyone.

OLD BUSINESS ~ None

NEW BUSINESS ~

1. Comprehensive Land Use Plan Items ~ Jacob Vares

Jacob explained since the last Planning Board meeting he met with city staff and received a lot of information ~ maps, data, plans and etc. He explained he will have a conference call with the contact for the town from the Department of Wild Life Resources. They will be providing him with information they feel will be important to the plan and he will report on this information at the next Planning Board meeting.

Jacob explained he is looking for photos of the city to include in the plan if anyone has some they would like to share.

Maps ~ there is a list of maps that are required to go into the plan. Jacob explained he plans on adding additional maps that would be beneficial. He will provide a list of maps broken down by CAMA and additional maps.

A. CAMA Land Use Plan ~ BSL Community Facilities

This map shows facilities around town. Jacob requested the Planning Board let him know if there is anything that should be removed or added to the map.

B. CAMA Land Use Plan ~ BSL Parks and Recreation

Jacob requested the Planning Board let him know if any locations need to be adjusted.

C. Proposed Questionnaire ~

Jacob provided the Planning Board members a proposed questionnaire to review and provide any suggestions for the next meeting.

The members made some suggestions and will review for the next meeting.
Some suggestions were ~ add a question about sewer, list incentive options.
Jacob would like the questionnaire to go to the public after the September meeting.

Jacob explained the questionnaire will be distributed around town and a link online.
Bill Sraver explained this way of distributing the survey had been done before and we have never gotten the responses we need to know what the people in this town really want. Bill Sraver explained the only way he sees to get a survey to everyone is to mail it. Jacob explained mailing is a common way to distribute surveys and it would be the prerogative of the city.

D. City of BSL Public Engagement Plan ~

Jake explained he has compiled information from past plans, assessments, etc. into one document for the policy section toward the end of the process. The city website now has a webpage for the Land Use Plan and it will be updated as the plan moves forward.

OTHER BUSINESS ~

1. Letter from NC Department of Public Safety

Bill Clark explained he received a letter requesting him, as chair of the Planning Board to attend a meeting Tuesday August 18, 2015 at 10 am at the Brunswick County Co-operative ext. office. The meeting is regarding the newly released flood hazard and flood risk data on the preliminary flood insurance study for areas of Brunswick County. Bill Clark explained he will not be available to attend the meeting. Bill Sraver will attend the meeting.

NEXT MEETING AGENDA ITEM'S:

1. Comprehensive Land Use Plan Items ~ Jake Vares

AJOURNMENT:

A motion was made by Gene Fiorvante and seconded by Nancy Crawford to adjourn the meeting at 7:56 pm

Motion Carried 5-0

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