



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

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**Planning Board
December 8, 2015
7:00 P.M.
City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on December 8, 2015
Chairman Bill Clark called the meeting to order at 7:00 p.m.

ATTENDANCE: ~

Members Present ~

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

Members Absent ~ None

Staff Present ~

Jim Nicholas ~ Building Inspector

Maggie Della Badia ~ Administrative Assistant

Bill Murphy ~ City Engineer

Guest ~

Trey Burke ~ Cape Fear Council of Governments

AGENDA ~

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

Motion Carried 5-0

APPROVAL OF MINUTES ~ Minutes of the November 10, 2015 Meeting.

~ Correction – Bill Murphy was excused but listed as present.

A motion was made by Gene Fiorvante and seconded by Jeremey Sexton to approve the minutes.

Motion Carried 5-0

PUBLIC COMMENT ~

Michael Blackburn / Atrium Homes ~ 315 Friday Dr. ,Wilmington, NC

Mr. Blackburn stated he is with Atrium Homes Inc. and his building partner has been talking to the City Manager and he suggested we come to the meeting tonight. We have been looking in Southport and we came through here and we liked the area. The City Manager said you do not have specific zoning for multi family housing, possibly because you just got sewer down NC Highway 87. We build town homes, single family homes and apartments in the Wilmington area. That's kind of what we are planning on doing in Southport. Would there be any possibility to take something that is commercially designated and make it a multi family situation? Anytime I go before a Planning Board I invite them to see what we build and how it looks years later.

Bill Clark inquired if Atrium Homes is looking to do this in a residential area or a commercial area. Mr. Blackburn stated commercial area. We could possibly do it in a residential track if we could find the lots and make the dollars and cents work getting the sewer from NC Highway 87 to wherever the lots might be. There is no area in mind right now. We have been through the area a couple of times and it looks like a place we would like to build. We would appreciate the opportunity to do business here. We like small town areas.

Nancy Crawford inquired what size track they usually work with. Mr. Blackburn explained we have done things with ten acres and one hundred acres. What we are looking for now is twenty to forty acres but may work with other sizes also, maybe some single family. We are building from Jacksonville to Kure Beach.

OLD BUSINESS ~

1. Multi Use areas in the Commercial District.

The Planning Board Members reviewed information provided by Trey Burke and discussed options for multi use and/or mixed use such as: permitted uses, size and location.

Bill Clark suggested putting together information to send to the Board of Commissioners to see if this is something they would be interested in before continuing to develop verbiage for a multi use district.

The Board members agreed to check with the Board of Commissioners to see if this is something they would like the Planning Board to pursue.

A motion was made by Jeremy Sexton and seconded by Gene Fiorvante to set up a workshop with the Board of Commissioners to discuss the multi use district further at the January meeting.

Motion Carried 5-0

NEW BUSINESS ~ None

OTHER BUSINESS ~ None

NEXT MEETING AGENDA ITEM'S:

- 1. Discuss Multi-use**
- 2. Elect New Chair**
- 3. Elect TRC**

A motion was made by Bill Sraver and seconded by Gene Fiorvante to adjourn the meeting at 7:42 p. m.

Motion Carried 5-0

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