



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

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Planning Board
March 10, 2015
7:00 P.M.
City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on March 10, 2015 Chairman Bill Clark called the meeting to order at 7:00p.m.

ATTENDANCE: ~

Members Present ~

Bill Clark, Chairman
Ray Rumsey

Gene Fiorvante

Jeremy Sexton

Tom VonVoigt

Nancy Crawford ~ 2nd Alternate

Members Absent ~

Bill Sraver ~ 1st Alternate

Staff Present ~

Jim Nicholas ~ Building Inspector
Bill Murphy

Maggie Della Badia ~ Administrative Assistant

AGENDA ~

A motion was made by Ray Rumsey and seconded by Tom VonVoigt to approve the agenda as written.

Motion Carried 5-0

APPROVAL OF MINUTES ~

February 10, 2015

Nancy Crawford noted Tom VonVoigt was listed as present and excused in the minutes.

A motion was made by Gene Fiorvante and seconded by Jeremy Sexton to approve the minutes as published with the correction of Tom VonVoigt not being present.

Motion Carried 5-0

PUBLIC COMMENT~

Joy Gregory ~ 1060 Myrtle Lane

Ms. Gregory explained Mirror Lake is behind her house, her septic field is on the right and a storage shed is on the other side. She is trying to sell her lot next door which has an old storage trailer on it. She is going to take down a storage shed and put up a new one. She asked to have an ordinance that would allow her to put a carport in front of her house. She said her house faces a twenty foot right of way. Everything on the other side of her property is Sprunt Land and Duke Power right of ways and nothing will ever be built in front of her. She explained she doesn't want to cause her neighbor any problems. Her neighbors house faces Fifty Lakes Dr and her back yard comes down Mirror Lake. Ms. Gregory explained the UDO does not allow the options she comes up with for a carport. Everyone that has a corner lot can put whatever they want in their side yard because their side yard is not on Fifty Lakes Dr. its on Myrtle Lane. She doesn't feel that it is fair others can have a carport with pine straw, trucks and other items and she can not have a carport facing Myrtle Lane. She explained it is not hurting anyone and will keep her car out of the sun. If an appraiser comes they know the old storage trailer is going to be torn down and everything taken off the lot. She is concerned about when an appraisal is done and they see all of the farm equipment in the neighbor's lot. She explained the reevaluations have gone down and her lot used to be valued at thirty thousand and now it is thirteen thousand. She explained the Mirror Lake water gets too high so her fifty foot backyard has twenty feet left. Ms. Gregory said the drain pipe is too high but that is not what she is seeking assistance from the Planning Board for. Her concern is for a carport in the area she is requesting.

Bill Clark explained this would be an issue for Board of Adjustments to make a change for one spot. Ms. Gregory explained she has pictures and anyone can look at her property but she didn't have them with her.

Chuck Woja ~

Mr. Woja stated the meeting with Planning Board and the Board of Commissioners is a very good idea. There was a lot of discussion and debate back and forth on a few topics. He felt this is a good idea for all of the committees.

Mr. Woja explained the Board of Commissioners took a second vote on the Business/Economic Development Committee. That it is a great opportunity for the Board of Commissioners to reconsider it. He stated his views about the Economic/Business Development Committee are good. What the Planning Board is considering would be a good economic boost for the city. Mr. Woja commented at the Commissioners meeting it was mentioned to have three, five, ten, twenty year planning. Using the results of the Planning Boards survey maybe you have a plan. He suggested it would be worthwhile for all of the committees to get together with the Board of Commissioners and have a workshop in regard to the surveys that have been taken and any planning ideas you might have.

Mr. Woja stated he sees the Economic Development Committee as an opportunity to do research. The representatives of the committee can approach builders and developers to see what interests them in Boiling Spring Lakes and what the Planning Board is considering in the city. The Economic Committee can approach different businesses retail, light industrial, office space businesses and get a feel for what they are looking for that might be available in Boiling Spring

Lakes.

Bill Clark suggested Mr. Woja attend the meeting the Board of Commissioners will be having with the Planning Board. Mr. Clark explained the Planning Board has a long range plan in place. It was started in 2009 by Joan Kinney the Mayor at that time. It had a five year mandatory review which the Planning Board reviewed at the end of 2014. There was a questionnaire that went out. The Planning Board gathered all the information and updated the plan and changed it from twenty years to fifteen years.

The Long Range Plan is available on the Planning Board's page of the city's website.

Mr. Woja explained the Board of Commissioners changes every two years and they need to be aware of the issues they should consider. He doesn't feel this is happening. Some of the Commissioners are not on the same page in regards to development of the city.

OLD BUSINESS ~

1. Finalize Recommendation to Change R-1 Minimum Square Footage.

Bill Clark suggested the recommended square footage requiring a 400 sq. ft. garage should be changed from: 1,350 sq. ft. to: 1,350 sq. ft. - 1,499 sq. ft. so it will be inclusive of anything under 1,500 sq. ft. 1,350 – 1,499 will have a mandatory 400 sq. ft. two car garage attached. A home at 1,500 sq. ft. would go under the regular zoning.

Bill Clark asked the Board Members if they need to determine if a two story house should have minimum footage for the first floor or leave it up to the building design. The members discussed and will leave it up the building design as long as it falls under the square footage and is structurally sound.

A motion was made by Tom VonVoigt and seconded by Ray Rumsey to finalize the R-1 Residential Zoning number nine and number seven to read thirteen fifty dash fourteen hundred and ninety nine square feet and n/a in the two story dwelling footage for the main floor.

Motion Carried 5-0

2. Review Indoor/Outdoor ~ Archery and Firing Ranges

Bill Clark explained he received an email from City Manager Jeff Repp with information regarding outdoor shooting ranges and suggested the Planning Board check with the Board of Commissioners to see if they would approve firing ranges within the city.

Bill Clark explained at a public hearing the public would be able to give their input. Tom VonVoigt stated if this is not handled correctly it could become a liability for the city. Bill Clark suggested looking at indoor ranges because there have been two people who have shown interest in opening indoor ranges in town. The members agreed to continue with both indoor and outdoor ranges.

Bill Clark explained the City Manager provided some regulations from another state. Bill Clark stated he has checked with two Police Departments and the County and in Brunswick County there

are no regulations like these in place for ranges. However some of the items can be adopted. An example was having definitions.

Jeremy Sexton explained there is a reference to a range manual published by the National Rifle Association in 1988 that outlines how you would go about constructing a safe range. He explained in order to do this it is going to require a lot of research and it is going to take some time. Tom VonVoigt agreed.

Bill Clark explained the City Manager stated the information the Planning Board has right now for this is inadequate for action and provided information about what would need to be reviewed and changed. Then a recommendation can be sent to the Board of Commissioners. The information given was for just outdoor firing ranges. The City Manager suggested the Planning Board make this a topic at the meeting with the Board of Commissioners to see if they would approve firing ranges within the city.

Bill Clark explained they could inform the Commissioners the Planning Board is reviewing developing indoor/outdoor firing ranges for the UDO and ask if they would consider having indoor, outdoor or neither? If the answer is neither they will not continue to work on this. Bill Clark requested Maggie see about putting this on the agenda for the workshop with the Commissioners.

Bill Murphy explained the indoor range is more of a gun operational safety issue. The outdoor range has more provisions. It would have to conform with a site plan process.

Tom VonVoigt stated the city has an ordinance where no firearms can be fired within the city limits in a building or outside. Jeremy Sexton explained there would need to be an exemption for this if it is approved.

NEW BUSINESS: ~ None

OTHER BUSINESS ~

Nancy Crawford requested the minutes be given earlier for the meetings.

Bill Clark explained he has not heard anything from anyone about multi-use.

NEXT MEETING AGENDA ITEM'S:

1. Indoor/Outdoor Archery Ranges ~ Indoor Firing Ranges

AJOURNMENT:

A motion was made by Jeremy Sexton and seconded by Tom VonVoigt to adjourn the meeting at 7:38 pm

Motion Carried 5-0

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