



City of Boiling Spring Lakes
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Boiling Spring Lakes, NC 28461

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

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on November 10, 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

Members Absent ~ Bill Sraver

Staff Present ~

Jim Nicholas ~ Building Inspector

Maggie Della Badia ~ Administrative Assistant

Bill Murphy ~ Excused Absence

Guest ~

Trey Burke ~ Cape Fear Council of Governments

AGENDA ~

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

Motion Carried 4-0

APPROVAL OF MINUTES ~ Minutes of the October 13, 2015 Meeting.

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

Motion Carried 4-0

PUBLIC COMMENT ~ No Public in attendance

OLD BUSINESS ~

1. Duplex Areas in the City ~ Review Council of Governments Recommendation

Trey Burke explained rezoning an area may cause problems for people who subdivided their land expecting to build under the old regulations. Trey Burke presented an option other than rezoning to make a text amendment allowing duplexes in the R-5 Zoning District. This would still require a public hearing.

Uses	Primary Zoning Districts									Supplemental Regulations
	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-1A		
Single-family dwelling	PS	PS	PS	PS	PS	PS				Section 6.7, 6.45
Two-family dwelling (duplex)				PS	PS					Section 6.8
Manufactured home - single wide					PS	PS				Section 6.6, 6.45

A motion was made by Jeremy Sexton and Seconded by Gene Fiorvante to forward to the Board of Commissioners for consideration a text amendment for R-5 to allow two family dwellings, duplexes.

Motion Carried 4-0

Multi-Use ~

The Planning Board previously sent information to the Board of Commissioners for consideration of multi-use, mixed use.

Trey Burke explained typically there are regulations on uses for multi-use. Trey Burke will gather some information regarding multi-use for the December Planning Board meeting.

NEW BUSINESS ~

1. Comprehensive Land use Plan Items ~ Trey Burke A. Population Projections

Trey Burke provided the following population projections for the Planning Board to review.

MEMORANDUM

TO: BSL PLANNING BOARD
FROM: CAPE FEAR COG
SUBJECT: POPULATION PROJECTIONS
DATE: NOVEMBER 10, 2015

We developed these population projections using the CAMA technical manual guidelines. Below is the population projection for BSL that was completed using these guidelines.

	2010	2015	2020	2025	2030	2035
Brunswick County	108,085	121,581	137,036	152,492	167,951	183,410
Boiling Spring Lakes	5,372	6,043	6,811	7,579	8,347	9,116

Below is a description of the methodology from the technical manual that was used for this analysis:

1. Calculate the planning area's (Boiling Spring Lakes) share of the population of a larger area for which independent projections are available; in this case, Brunswick County.
2. Apply the planning area's estimated share to the larger area for the planning horizon (20 years in 5-year increments).

*The CAMA technical manual assumes that the planning area's share of the population will remain constant over the planning period. This projection also assumes that no annexation into the town will occur within the planning period.

The Office of Budget and Management uses robust methodology to calculate the projected population for all counties in North Carolina. These projections are considered to be reliable estimations of the state's future populations. Using these independent projections for Brunswick County, we calculated the Boiling Spring Lakes population projection.

We are interested in knowing whether the Planning Board feel that this projection seems reasonable and should be used in the Land Use Plan moving forward, as it is essential in planning for future land use and policies. We are looking for concurrence from the Planning Board at the November 10th meeting.

The Planning Board discussed this information and the members were in favor of moving forward with this as published.

Nancy Crawford stated in reading the 1998 Land Use Plan it was partially paid for by a grant and it said that it had to be updated every five years. Trey Burke explained the grant is no longer available and when the funding for the grant went away so did the five year requirement.

OTHER BUSINESS ~ None

NEXT MEETING AGENDA ITEM'S:

1. Discuss and finalize multi-use

A motion was made by Gene Fiorvante and seconded by Jeremy Sexton to adjourn the meeting at 7:57 p. m.

Motion Carried 4-0

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