



City of Boiling Spring Lakes
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Boiling Spring Lakes, NC 28461

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Planning Board
October 13, 2015
7:00 P.M.
City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on October 13, 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

Members Absent ~ Gene Fiorvante ~ Excused

Staff Present ~

Jim Nicholas ~ Building Inspector

Maggie Della Badia ~ Administrative Assistant

Bill Murphy ~ City Engineer

Guest ~

Jake Vares ~ Cape Fear Council of Governments Bailey ~ Cape Fear Council of Governments

AGENDA ~

A motion was made by Jeremy Sexton and seconded by Bill Sraver to approve the agenda.

Motion Carried 4-0

APPROVAL OF MINUTES ~ Minutes of the September 8, 2015 Meeting.

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

Motion Carried 4-0

PUBLIC COMMENT ~

Chuck Voja ~ Explained there were a few times at the Board of Commissioners workshop the Commissioners could have used input from the Planning Board.

OLD BUSINESS ~

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

Jake Vares explained the Council of Governments proposed an alternate to rezoning the original proposed area of town to allow duplexes. By rezoning the area it would potentially cause existing structures to become non-conforming. If they wanted to make any changes to their house they would be either limited in what they can do or possibly not be able to do it at all. Rezoning can also be costly to the city.

Jake Vares explained the Council of Governments recommends a text amendment to the zoning ordinance to allow duplexes in the R-5 district. If a text amendment is done it will not be just for the specific area of town that was recommended previously it will be for the whole R-5 zoning area. Jake explained, the Council of Governments can put together a text amendment and present it to council. The Planning Board Members agreed to allow the Council of Governments to create a text amendment for duplexes.

Bill Clark explained the Board of Commissioners did not approve the Planning Board recommendation to change the uniform ridge line for out buildings.

NEW BUSINESS ~

Jake Vares ~

1. Comprehensive Land Use Plan Items

The Planning Board members reviewed the following maps for the Land Use Plan.

Jake explained he will number and place the maps at the end of the plan and reference them throughout the plan so all of the maps are all together and easier to find.

Maps ~

- A. CAMA Land Use Plan ~ Biodiversity / Wildlife Habitat
~ The data for this map comes from DNER's Division of Environmental Equality. They have created a conservation planning tool. A lot of the maps come from that tool. This map represents the states conservation priorities for aquatic and terrestrial species, habitats, functions and how they connect with one another.
- B. CAMA Land Use Plan ~ Element Occurrences
~ The Natural Heritage Program collect the information for this map. It's the occurrences of rare plants and animals, animal assemblages such as bird nesting sites. Jake explained Boiling Spring Lakes is an environmentally rich area. Jake will include a definition of Natural Community on the map. Nancy Crawford asked if you know of areas that should be on the map but are not should we contact them? Jake explained on their website Natural Heritage encourages people to submit information so they can better their data.
- C. CAMA Land Use Plan ~ BSL Existing Land Use
~ Land use incorporates all types of zoning districts into one land use. This map shows parcels that are designated as commercial zoning. The board members explained the map is missing many designated commercial parcels along highway 87.

D. CAMA Land Use Plan ~ Median Household Income

~This information is from American Community Survey Median Household Income Percent by census tract. The current map has percentages Jake will change it to actual dollar amounts and will add "median household income by county".

E. CAMA Land Use Plan ~ BSL Natural Resources

Impaired waters should be removed from the legend.

Swamp waters are areas that have waters with lower velocities and waters that are naturally more acidic with lower PH values and lower levels of dissolved oxygen.

This map also shows federal, state and privately owned areas. There are no federal lands within the city boundaries.

F. CAMA Land Use Plan ~ Hazardous Sites

~ This map primarily shows underground storage tanks & pre-regulatory land fill sites (waste disposal prior to January 1, 1983).

G. CAMA Land Use Plan ~ Water Resources

~ This map shows tributary's of water features. There were dams missing and a pipe at from Spring Lake to the Big Lake at Liliput Creek (two sets of pipes) from the map.

Jake will update the map and resubmit it to the Planning Board. Bill Clark recommended checking with the City Engineer to see if there is anything else that should be on the map.

Jake Vares stated the questionnaires have been distributed at various locations around the city. Jake is working on getting an issue with the online survey resolved. It currently has a next button at the end of the survey instead of finish or submit. He is working with the county to see about putting the survey in the water bill. He suggested informing the other city boards and committees would be another avenue to distribute the survey.

Jake Vares distributed the first chapter of the Land Use Plan for the Planning Board members to review. Jake informed the board there will be a new project manager assigned to Boiling Spring Lakes as he will no longer be working for the Cape Fear Council of Governments in two weeks.

OTHER BUSINESS ~ None

A motion was made by Jeremy Sexton and seconded by Bill Sraver to nominate Nancy Crawford as the TRC Representative for the 4th quarter of 2015. Nancy Crawford accepted. Motion Carried 4-0

NEXT MEETING AGENDA ITEM'S:

1. Comprehensive Land Use Plan Items

AJOURNMENT:

A motion was made by Bill Sraver and seconded by Jeremy Sexton to adjourn the meeting at 7:58 p. m.

Motion Carried 5-0

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