



City of Boiling Spring Lakes
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Boiling Spring Lakes, NC 28461

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

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on September 8, 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

Guest ~

Jake Vares ~ Cape Fear Council of Governments

AGENDA ~

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

Motion Carried 5-0

APPROVAL OF MINUTES ~ Minutes of the August 11, 2015 Meeting.

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

Motion Carried 5-0

PUBLIC COMMENT ~ No public in attendance.

OLD BUSINESS ~

Bill Sraver attended the meeting for flood hazard and flood risk data. Bill Murphy explained flood information is available through a website.

1. Comprehensive Land Use Plan Items ~ Review of Updated Proposed Questionnaire.

Jake explained he made some corrections to the questionnaire. He spoke to wildlife resources and they had some suggestions for questions which have been added.

Jake explained he spoke with the person at the county in charge of the Boiling Spring Lakes County utilities. By agreement the City cannot start its own sewer. If the city wanted to increase or start its own sewer it would have to work with the county and create a special assessment district. They would have to get a formalized agreement with the county. If the special assessment district made economic sense the city would install sewer as a capital project and would finance it in the city. Enough people would have to request it and the county would have to get the city's permission to expand.

The Planning Board reviewed, discussed and finalized the questions for the questionnaire.

Jake is going to check into the option of sending the questionnaire out with county water utility bills.

NEW BUSINESS ~

Jake Vares ~

1. Comprehensive Land Use Plan Items A. ~ Appendix ~ Role of the Planning Board

Jake Vares stated this appendix explains Planning Boards role in the creation of this document. It is one of many appendixes that will be in the plan.

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

Maps ~

- B. CAMA Land Use Plan Environmental Composite
- C. CAMA Land Use Plan Flood Hazard
 - ~ Jake explained FEMA is working on updated flood maps.
- D. CAMA Land Use Plan Storm Surge Fast
- E. CAMA Land Use Plan Storm Surge Slow
- F. CAMA Land Use Plan Traffic Counts & Crashes
 - ~ The traffic count reflex average for the year.
- G. CAMA Land Use Plan Wetlands

Bill Clark explained when he is giving his monthly report at the Board of Commissioners meetings that public input is very important to this Land Use Plan process and citizens are encouraged to attend the Planning Board meetings.

2. Duplex Areas in the City ~ Review with Jake Vares

Bill Clark explained in the past the Planning Board sought to increase the areas where duplexes are allowed in the city. Bill Clark asked if this would go along with the Long Range Plan. Jake is going to gather information for this.

Bill Clark asked Jake Vares about multi-use as a permitted use. Jake explained he will see if he can get some information put together for multi-use zoning in the C1 and C1A Zoning.

OTHER BUSINESS ~ None

NEXT MEETING AGENDA ITEM'S:

1. Comprehensive Land Use Plan Items ~ Jake Vares

AJOURNMENT:

A motion was made by Gene Fiorvante and seconded by Jeremy Sexton to adjourn the meeting at 8:16 pm

Motion Carried 5-0

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