



City of Boiling Spring Lakes
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Boiling Spring Lakes, NC 28461

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Planning Board

February 18, 2016 ~ Additional February 2016 Meeting
7:00 P.M. ~ Police Department Training Room

CALL TO ORDER:

An additional monthly Planning Board meeting was held in the Boiling Spring Lakes Police Department Training Room on February 18, 2016. Chairman Bill Clark called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present ~

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

Members Absent ~ None

Staff Present ~

Jim Nicholas ~ Building Inspector Maggie Della Badia ~ Administrative Assistant
Bill Murphy ~ City Engineer ~ Excused

AGENDA ~

Bill Clark requested to add definition of a farmers market to the agenda under other business.

A motion was made by Gene Fioravante and seconded by Jeremy Sexton to approve the agenda with the addition.

Motion Carried 5-0

APPROVAL OF MINUTES ~ N/A

PUBLIC COMMENT ~ No Public in attendance.

OLD BUSINESS ~

A. Multi Use ~ Unified Development ~ Subdivisions Chapter 8

Bill Clark explained he checked with other towns and gathered information to create the following draft section:

Chapter 8

8.46 Subdivision Requirements –

Bill Clark provided information for the board to review to create part 7.

Bill Clark explained the board needs to outline applicability for a subdivision. The Planning Board must determine the number of contiguous acres to be considered a subdivision. Bill Clark noted this is only for C-1 Zoning. Bill Clark further explained there will be C-2 Zoning which will encompass anything less than the acreage to be determined. This would create another way for properties over the acreage to be determined.

The Board agreed the minimum size will be 10 continuous acres.

The board discussed the following:

8.47 Apartments/Condominiums ~

How many units per acre? The Board agreed on the maximum of 20 per acre.

How many units? No more than 6 units per individual structure on one level and not more than 12 units at two levels.

Parking ~ Minimum of 1.5 parking spaces per unit.

8.48 Townhouses

No more than 6 units per structure.

Parking ~ Minimum of 2 parking spaces per unit.

8.49 Mixed Use is permitted pursuant to section 5.5, table of permitted uses for commercial (C1) district.

8.50 Swimming Pools can be permitted as part of the multi-family residential use.

A. Swimming pool fences will be in accordance with the North Carolina Building Code.

Section 6.42 add to letter B ~ limited to Commercial uses and as provided by C2 zoning and Chapter 8.50

8.51 Open Space Areas~

Shall be provided for all multi family residential uses with 20 or more dwelling units.

8.52 Technical Review Committee - See Article 3, Part III, Sections 3.4 and 3.5

8.53 Two Family Dwelling - Duplex

A. Building design shall conform to article 6-6.8

B. Minimum square footage shall be eight hundred (800) per unit

C. Minimum of two (2) parking spaces per unit (see 8.6)

Additional References in Section 5.5 Table of permitted/Conditional uses.

Attachment ~ A. Referenced table is hereby incorporated by reference and made a part of these minutes.

A motion was made by Jeremy Sexton and Seconded by Bill Sraver to present this to the Board of Commissioners for their approval to go forward with a public meeting.

Motion Carried 5-0

OTHER BUSINESS ~

1. Definition of a Farmers Market for Unified Development Ordinance.

Bill Clark explained Boiling Spring Lake's City staff requested the Planning Board create a UDO definition for a Farmers Market. He explained he researched farmers market and provided a few sample definitions.

Bill Sraver explained farmers markets have evolved into much more than farmers selling their goods to consumers. Most of them have a requirement that goods that are being sold are not being purchased for resale, that would be retail.

Bill Clark referenced information from the Cape Fear Council of Governments that a Farmers Market classification can be regulated as a temporary or special event per the UDO. If it is deemed as a special event then the UDO administrator may approve an application for operation. The application should be contingent on a letter of authorization from the property owner, parking, trash traffic, restrooms, water/electricity, basic site plan with location of vendors. Special event permit should be renewed yearly and approved with dates of validity.

A discussion followed regarding the differences between retail stores and farmers markets.

The board developed the following definition:

Unified Development Ordinance ~ Definitions:

Farmers Market ~

A market, either indoor or outdoor, where products are sold by the producer(s) directly to the consumer. Some examples include livestock, meats, poultry, fruits, vegetables, butter, cheese, honey syrup, jams, jellies, ice cream, breads, pastries, seafood and arts and crafts.

A motion was made by Bill Sraver and Seconded by Gene Fiorvante to adopt this definition of a Farmers Market for the purpose of the UDO.

Motion Carried 5-0

A motion was made by Bill Sraver and seconded by Gene Fiorvante to adjourn the meeting at 9:04 P.M.

Motion Carried 5-0

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

Section 5.5 Table of Permitted/Conditional Uses

P - Permitted Use

PS - Permitted Use with Special Regulations

C - Conditional Use

CS - Conditional Use with Special Regulations

Uses	Primary Zoning Districts											Supplemental Regulations
	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-1A	O&I	I-1	CON	REC
<i>Residential and Related Uses**</i>												
Single-family dwelling	PS	PS	PS	PS	PS	PS					PS	Section 6.7, 6.45
Two-family dwelling (duplex)				PS			CS					Section 6.8 Section 8, part VII
Manufactured home - single wide					PS	PS					PS	Section 6.6, 6.45
Manufactured home - double wide			PS		PS	PS					PS	Section 6.6, 6.45
Accessory buildings (primary structure required on site)	PS	PS	PS	PS	PS	PS						Section 6.9
Docks/piers/bulkheads	P	P	P	P	P	P						
Home occupation	PS	PS	PS	PS	PS	PS						Section 6.28
Swimming pool	PS	PS	PS	PS	PS	PS	CS					Section 6.42 ***Section 6.42 Section 8,
<i>Non-Residential Uses***</i>												
Accessory buildings (primary structure required on site)							PS	P	P		PS	Section 6.9, 6.45
Accounting agencies							P	P	P		P	
Adult businesses										CS		Section 6.11
Adult and children's daycare							PS		PS			Section 6.12
+Apartment(s)							CS					Section 8.48

* Refer to Article 5, Section 5.4.

*** Refer to Article 6, Sections 6.3 and 6.10

**Refer to Article 6, Sections 6.2, 6.3, 6.4, 6.5, and 6.6

**** Article 6, Section 6.42 does not apply (see 8.47)

***Refer to Article 6, Sections 6.3 and 6.10

+ if C2 is approved, then PS would be entered for C2

Uses	Primary Zoning Districts												Supplemental Regulations
	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-1A	O&I	I-1	CON	REC	
Barber & beauty shops							P	P	P	P			
Bed & breakfasts							P	P	P				
Boat sales, repairs (service totally enclosed)							P			P			
Bodywork therapy (see massage therapist)							P	P	P	P			
Book & periodical store							P	P		P			
Car wash							PS						Section 6.15
Cemeteries and mausoleums (as accessory uses)							PS		CS				Section 6.16
Chiropractic							P	P	P	P			
Churches and synagogues, including cemeteries and mausoleums as accessory uses							PS		CS				Section 6.16, 6.17
Club							P			P			
Computer sales & repair							P	P		P			
Condominium(s)							CS						+Section 8.48
Contractors offices							P	P	PS	P			Section 6.18
Convalescent center							P		P				
Crafts & hobby shops (toy & games)							P	P		P			
Dancing & bingo							P						
Deli							P			P			
Dinner theaters							P						
Dog grooming							P	P	P	P			

* Refer to Article 5, Section 5.4.

***Refer to Article 6, Sections 6.3 and 6.10

**Refer to Article 6, Sections 6.2, 6.3, 6.4, 6.5, and 6.6

+If C2 passes, this would be added as PS

+Section 8.48

Section 6.18

Section 6.16, 6.17

Section 6.15

Section 6.16

Uses	Primary Zoning Districts											Supplemental Regulations
	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-1A	O&I	I-1	CON	REC
Spas & health clubs							P		P			
Specialty training schools (driving, modeling, flying, photography, etc.)							P	P	P			
Sporting goods and services							P	P		P		
Stationary							P	P		P		
Substations/pump/telephone stations	CS	CS	CS	CS	CS	CS	P	P	P	P		Section 6.41
Swimming pool							CS		CS			Section 6.42
Tailor/dressmaker/seamstress							P	P	P	P		
Taverns							P	P				
Telecommunication towers							CS			CS		Section 6.43
Townhouses							CS					+ Section 8.49
Travel agencies							P	P	P	P		
Upholstery – furniture repair							P	P		P		
Vending Machines							P	P	P	P		Section 6.47
Veterinarian – animal clinics (excluding kennels)							P	P	C	P		
Warehouses – wholesale use (enclosed)										P		
Woodworking (retail)							P	P		P		
Youth center							PS	PS	CS	P		Section 6.44

* Refer to Article 5, Section 5.4.

**Refer to Article 6, Sections 6.2, 6.3, 6.4, 6.5, and 6.6

***Refer to Article 6, Sections 6.3 and 6.10

+IF C2 passes, this would be added as PS