



City of Boiling Spring Lakes
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Boiling Spring Lakes, NC 28461

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Planning Board
February 14, 2017
7:00 P.M. ~ City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on February 14, 2017
Chairman Bill Clark called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present ~

Chairman ~ Bill Clark Gene Fioravante Nancy Crawford
1st Alternate ~ Tim White 2nd Alternate Lucille Launderville

Members Absent ~ Jeremy Sexton ~ Excused Bill Sraver ~ Absent
Tim White and Lucille Launderville filled Jermey Sexton and Bill Sraver's seats.

Staff Present ~ Maggie Della Badia ~ Administrative Assistant

Guest ~ Cape Fear Council of Governments: Wes MacLeod

AGENDA ~

A motion was made by Gene Fioravante and Seconded by Tim White to approve the February 14, 2017 agenda.

Motion Carried 5-0

MINUTES ~ February 14, 2017

Bill Clark noted the dates listed in the minutes as December 13th should be January 12th ~ at the bottom of each page and in the first paragraph

A motion was made by Gene Fioravante and Seconded by Lucille Launderville to approve the January 12, 2017 meeting minutes with the corrections.

Motion Carried 5-0

PUBLIC COMMENT ~

Ronald Combopiano ~ 146 Forest Lane

Mr. Combopiano made a specific request to the board, when the board is revising chapter 6 specifically 6.6.1(D) to remove the line regarding carports stating shall not be placed forward of the front line of the main building. He has already forwarded a petition to the board with over one hundred signatures and many people are in the predicament he is in with a lot of space in the front yard but not on the rest of the lot. He would like this to be a formal request for this change.

OLD BUSINESS ~

1. Review Draft UDO Article 5 ~ Table of Permitted /Conditional Uses & Comments.

The Board reviewed and discussed the draft Table of Permitted/Conditional Uses.

Bill Clark asked Wes MacLeod what if there is a request for a use that is not listed as permitted in the table? Wes MacLeod explained, there is a provision in article 1 section 1.10. ~ If a use is not specifically listed in any of the districts listed in this ordinance then such use shall be regulated as determined by the UDO Administrator to be the most similar. The interpretation may be appealed if the applicant is not satisfied with the determination.

Nancy Crawford provided suggestions and details for the table of uses. Ms. Crawford explained she would like to revisit section one. It allows one person to decide if a use fits in a category. Wes MacLeod explained the decision of the UDO Administrator may be appealed to the Board of Adjustment. The board discussed this and left it as the UDO Administrator to determine the use that is most closely related to the requested use if it is not listed.

The Board discussed items that will be revised in the UDO, Home Occupations and Community Gardens will become conditional uses that will need to be renewed each year.

Motorized Boat Ramps ~ Mr. McLeod will look into motorized boat ramps on residential property.

Bill Clark suggested adding retail sales as a use to cover many types of sales. Wes MacLeod explained there will be retail sales with open storage and without open storage listed.

The board reviewed and added items to the permitted use table.

NEW BUSINESS:

1. Distribute UDO Draft Article 5 ~ Dimensional Requirements

Wes MacLeod distributed a second part of Draft Article 5.

Article 5 ~ 5.14 ~ New material added to Dimensional Requirements ~

Setback, corner lots, height limits, thru lots and lot coverage.

The most substantial change was combining three tables making them one, with both residential and non-residential uses.

Mr. MacLeod explained the commercial district does not need to state different dimensional standards for commercial use abutting a certain property. There are landscape and buffering standards to address this.

Changes to the requirements ~ Minimum lot area will remain the same for residential uses. Previously there was not a minimum lot size established for the C-1 and C-1 A districts. Standard ten thousand square feet minimum lot size has been added, minimum lot width has been added, the same for residential.

Setbacks ~ Residential ~ the minimum front setbacks for residential has been fifty feet unless you had a 70x 150 lot, then it would be forty feet. The new minimum setback will be forty except in R-5 zoning which was previously 35 and will stay the same. The minimum rear setback will be changed from fifty to twenty-five. This has increased the building footprint by twenty-five feet.

Setbacks ~ Commercial ~ this will stay the same, there is a note that lots fronting on NC Highway 87 will have a seventy five foot setback.

Minimum Living Area ~ the change will remove the minimum requirement on each floor and will merely list the minimum living area for the dwelling. The only minimum living area square footage requirement that will change is R-5. Currently R-5 requires one thousand square feet of living area; the suggested change is for the minimum to be lowered to seven hundred and fifty, the same as a manufactured home.

Building heights ~ residential buildings will be modified to a standard thirty five foot height regardless of stories. Non-residential the maximum building height will be forty-eight feet.

Light Industrial ~ the zoning map was not formally amended to include the Light Industrial district. There was a memorandum to include it in the Land Use Plan.

OTHER BUSINESS: ~ None

NEXT MEETING AGENDA ITEM'S:

- 1. UDO Review ~ Draft Articles 5 and 6**

ADJOURN:

A Motion was made by Nancy Crawaford and Seconded by Tim White to adjourn the meeting at 8:09 PM.

Motion Carried 5-0

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