



*City of Boiling Spring Lakes*  
9 East Boiling Spring Road  
Boiling Spring Lakes, NC 28461

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**Planning Board**  
**January 12, 2016**  
**7:00 P.M. ~ City Hall**

**CALL TO ORDER:**

The regular monthly Planning Board meeting was held at City Hall on December 13, 2016  
Chairman Bill Clark called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

**Members Present ~**

Chairman ~ Bill Clark Bill Sraver Gene Fioravante Jeremy Sexton Nancy Crawford  
2<sup>nd</sup> Alternate Lucille Launderville

**Members Absent ~** 1<sup>st</sup> Alternate Tim White ~ Excused

**Staff Present ~** Maggie Della Badia ~ Administrative Assistant Ruth Bek ~ Building Insector

**Guest ~** Cape Fear Council of Governments: Wes MacLeod

**The Board welcomed new 2<sup>nd</sup> Alternate Member Lucille Launderville.**

**AGENDA ~**

Bill Clark requested to add Elect Chair, Vice Chair and a TRC member for the next three months.

**A motion was made by Bill Sraver and Seconded by Jeremy Sexton to approve the January 12, 2017 agenda with the additions.**

**Motion Carried 5-0**

**MINUTES ~**

**A motion was made by Nancy Crawford and Seconded by Jeremy Sexton to approve the December 13, 2016 meeting minutes.**

**Motion Carried 5-0**

### **Elect Chair ~**

Bill Clark opened nominations for the 2017 Chair ~

**Bill Sraver nominated Bill Clark for Chair. The nomination was seconded by Jeremy Sexton.** No other nominations were made. Bill Clark accepted the nomination of Chair.

### **Motion Carried 5-0**

### **Elect Vice Chair ~**

**Gene Fiorvante nominated Nancy Crawford for Vice Chair. The nomination was seconded by Jeremy Sexton.** No other nominations were made. Nancy Crawford accepted the nomination of Vice Chair.

### **Motion Carried 5-0**

### **TRC Member ~**

**Gene Fiorvante Nominated Jeremy Sexton as the TRC member for the next three months. The nomination was seconded by Bill Sraver.** Jeremy Sexton accepted the nomination.

### **Motion Carried 5-0**

Bill Clark acknowledged Commissioner David Crawford attended the meeting.

### **PUBLIC COMMENT ~**

#### **Ronald Combopiano ~ 146 Forest Lane**

Mr. Combopiano explained several months ago, he discussed with the Planning Board that it might be beneficial for him to start a petition to submit to this board for some changes to the UDO. Mr. Combopiano provided the board a petition with one hundred and five signatures collected over a few hours on weekend days. The changes requested in the petition are specifically to UDO Section 6.6.1 Building Regulations. This petition was circulated specifically to ask if citizens were interested in changing the UDO to allow access to areas in front of the front line of the house, for storage, carports, accessory buildings, boats and RV's. Currently the UDO does not allow for building anything that crosses the front line of the house.

Mr. Combopiano stated this changed in 2009, before that you could have something on the side and it could cross the front line of the house. The petitioners would like this to change back to allowing them to build on the sidelines of the house and have it extend beyond the front line of the house, as long as you meet the required side and roadway setbacks as established in the UDO. Mr. Combopiano said people he spoke with came here because they wanted to be able have a piece of property where they could pretty much do what they wanted to and there was not a homeowners association. They do not want to endanger anyone or create eyesores, but be able to build things they want to on their property. It seems like parts of the UDO have developed in lieu of an association. There is no fee but we have taxes and many regulations. Folks he spoke with have been frustrated with the city particularly in respect to property rights. Many people who live on lakes, with boats and odd shaped lots do not have a lot of storage room other than in front of their house. Specifically the petition states by signing the petition below, you as a resident of Boiling Spring Lakes, express your desire to change the UDO to allow the building of

structures for the protection of personal property beyond the front line of the house.

## **OLD BUSINESS ~**

### **1. Review of UDO Draft Article 3 ~ Administration**

The Board reviewed and discussed Draft Article 3.

Bill Clark noted a Planning Board member will no longer be assigned to the TRC according to the revision. Wes MacLeod explained this is a draft and can be changed. The UDO Administrator will be the Chair of the TRC.

### **2. Review of UDO Draft Article 4 ~ Administration Review Process**

The Board reviewed and discussed Draft Article 4.

## **NEW BUSINESS:**

### **1. Review of UDO Draft Article 5 ~ Zoning Districts**

Wes MacLeod Distributed Draft Article 5 and explained several meetings have been scheduled for discussion of this Article.

Mr. MacLeod explained there were adjustments made to this article to separate items in the Chart. There has been a City Center and a Planned Residential Development District added to the use table. There have been other modifications made to the table to clarify items better.

The Board reviewed and discussed uses listed in the Table of Uses. They will review the uses to discuss them at the next meeting.

## **OTHER BUSINESS:**

Maggie Della Badia announced ~ There is now a page on the city's website to view the DRAFT Articles of the UDO that have been reviewed by the Planning Board and a form to submit comments

## **NEXT MEETING AGENDA ITEM'S:**

### **1. UDO Review ~ Draft Articles 5 and Possibly 6**

## **ADJOURN:**

**A Motion was made by Bill Sraver and Seconded by Gene Fioravante to adjourn the meeting at 8:13 PM.**

**Motion Carried 5-0**

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