



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

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**Planning Board**  
**June 13, 2017**  
**7:00 P.M. ~ City Hall**

**CALL TO ORDER:**

The regular monthly Planning Board meeting was held at City Hall on June 13, 2017. Chairman Bill Clark called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

**Members Present ~**

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

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

This is the third meeting Tim White has been absent and Bill Clark asked to terminate Tim White and ask the Board of Commissioners to reopen the position for applications.

**Staff Present ~** Ruth Bek Code Enforcement Officer  
Maggie Della Badia ~ Administrative Assistant

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

**AGENDA ~**

Bill Clark requested to add a text amendment application for adding Dry Cleaners / Laundromats in C1, C1A and Light Industrial zoning under other business and move the Wilson Rezoning to number one as the review of draft article seven will take some time.

**A motion was made by Bill Sraver and Seconded by Gene Fioravante to approve the May 11, 2017 agenda as revised.**

**Motion Carried 5-0**

## **MINUTES ~ May 11, 2017**

**A motion was made by Bill Srave and Seconded by Nancy Crawford to approve the May 11, 2017 meeting minutes as submitted.**

**Motion Carried 5-0**

## **PUBLIC COMMENT ~**

Robert Willis 16 N. High Point Rd.

Mr. Willis owns a lot on the corner of Sigman Rd. and North Shore Dr.

Mr. Willis stated the board has addressed the issue of changing the setbacks of currently fifty feet front and rear to forty feet in the front and twenty five in the back. Mr. Willis asked the board when it anticipates this will be approved and would it be possible to get a variance of forty feet instead of current fifty feet.

Mr. Clark explained the UDO will not be approved for at least five or six months and Mr. Willis can apply to the Board of Adjustment for a variance. Wes McLeod explained another option would be to request a text amendment from the Planning Board. This would go before this Board and the Board of Commissioners and it is a few month process. Mr. Willis explained he would like to start his home sooner.

## **OLD BUSINESS ~**

### **1. Wilson Rezoning ~ Parcel 156MA002**

Bill Sraver explained there is ample room for a driveway beside the building, its spot zoning and is adverse to the Land Use Plan. It would have an adverse effect on the residential lot next door and may cause a domino effect on other properties.

Nancy Crawford stated she disagrees with Bill Sraver that this would be spot zoning. She explained spot zoning is creating a zone for a use just for the parcel and different from the surrounding properties. This property is not different from the surrounding properties. This property abuts commercial property, it is not spot zoning. This request is for more than just a driveway. The owner would like to have employee parking in the back and the front available for customer parking. Bill Sraver stated there is ample room in the back for parking. Nancy Crawford disagreed.

Nancy Crawford explained it is not unreasonable to allow the property to expanded in the back and give more room for dumpsters, fire trucks and deliveries. Bill Sraver explained dumpsters would be adverse to the residential property owners. Nancy Crawford explained Ms. Wilson has proposed landscaping.

Nancy Crawford stated we should support our local businesses and allow this. Gene Fioravante agreed.

**A Motion was made by Nancy Crawford and seconded By Gene Fioravante for action A to recommend the approval of the request to rezone the property to C1.**

**Motion Carried 3-2 (Opposed, Bill Sraver and Lucille Lauderville)**

## **NEW BUSINESS ~**

### **1. Review Draft UDO Article 7 ~ Part 2**

#### **~ Development Standards (Partial) ~ Landscape, Buffers, and Tree Protection**

7.2.4 Walls (B) ~ Bill Clark questioned why this would go to the Board of Adjustment instead of the Planning Board. Section 7.5.37 alternate compliance lists the Planning Board. The question of materials for a wall should go to the Planning Board. Wes McLeod explained on certain occasions state law says if discretion is applied, it needs to be quasi-judicial decision. When there are clear standards, the Planning Board can make a decision. In the current UDO the UDO Administrator is listed. Members of the Board agreed to change approval from Board of Adjustment to Planning Board.

Nancy Crawford stated 7.23 Bulkheads only discusses bulkheads for the Big Lake. She questioned how bulkheads on the other lakes will be handled. Wes MacLeod suggested the Board consider establishing general guidelines for bulkheads for other than the Big Lake.

Ruth Bek requested the Board review Section 7-74 section 3 ~ New Construction ~ regarding tree removal for detached buildings, sheds and garages. Currently this states tree removal is allowed fifteen feet around these detached structures, she suggested changing this to five feet. After trees are removed for a house, septic and detached building on a standard seventy by one fifty lot it will leave thirty-five feet. Adding an accessory building with fifteen feet of tree removal around it will shrink the entire treed space. If the intent is to stay with the current ordinance and keep the forested nature of the city, this should be reduced to five feet. These are not dwellings. The board agreed to change this to five feet.

Nancy Crawford questioned why residential driveways are not permitted to be gravel. Currently this section states it does not apply to single family and two family dwellings. Wes MacLeod will add this to the revision.

## **OTHER BUSINESS:**

### **1. Request for a Text Amendment**

A text amendment application was received to add Dry Cleaner / Laundromats to the C1A Zoning District. Wes MacLeod provided a consistency statement.

Bill Clark asked if there is any discussion. Members agreed this should be allowed.

**A motion was made by Bill Sraver and Seconded by Lucille Launderville to approve the text amendment application and that it is compliance with the comprehensive plan.**

**Motion Carried 5-0**

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

**ADJOURN:**

**A Motion was made by Gene Fioravante and Seconded by Lucille Lauderville to adjourn the meeting at 8:04 PM.**

**Motion Carried 5-0**

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