



City of Boiling Spring Lakes
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Planning Board
March 14, 2017
7:00 P.M. ~ City Hall

CALL TO ORDER:

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

ATTENDANCE:

Members Present ~

Chairman ~ Bill Clark Gene Fioravante Jeremy Sexton Bill Sraver
1st Alternate ~ Tim White 2nd Alternate Lucille Launderville

Members Absent ~ Nancy Crawford ~ Excused - Tim White filled Nancy Crawford's seat.

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

Guest ~ Cape Fear Council of Governments: Wes MacLeod

AGENDA ~

Addition ~ Other Business:

Add elect TRC Representative for the second quarter

A motion was made by Bill Sraver and Seconded by Jeremy Sexton to approve the February 14, 2017 agenda as amended.

Motion Carried 5-0

MINUTES ~ February 14, 2017

A motion was made by Gene Fioravante and Seconded by Bill Sraver to approve the February 14, 2017 meeting minutes.

Motion Carried 5-0

PUBLIC COMMENT ~ No Public Comment

OLD BUSINESS ~

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

Wes MacLeod distributed an updated version of Article 5.

The updated version included ~ Combined commercial and residential tables, reduced setbacks, consolidated building heights

2. Review Draft UDO Article 6 ~ Supplemental Regulations

The Board reviewed and discussed Draft Article 6.

Wes MacLeod noted some suggested changes to this article ~

Open Storage ~ will be added as an accessory use and will include screening requirements.

Accessory Dwelling Unit ~ will be added as a use. This will allow a second dwelling unit on a single-family lot. The board discussed this item.

6.17 Churches and Synagogue ~ title will be changed to Religious Institutions.

The Board discussed requiring licenses through the UDO for uses that require specialized licensing. This requirement was removed, as they will be regulated by their own state licensing requirements.

Wes McLeod explained in Section 2.2 there will be a clause that states compliance with regulations from the following agencies may be required prior to a certificate of occupancy being issued: US Fish and Wildlife Service, Army Corps of Engineers, Brunswick County Environmental Health, Brunswick County Public Utilities, NCDOT, NCDEQ among others. Ruth Bek explained licensing should be verified by the agencies overseeing the use.

Wes MacLeod explained during a work session with the Board of Commissioners about the Land Use Plan, the Commissioners were interested in knowing if the Planning Board thought Recreational Vehicle Parks and Campsites should be a permitted use or a conditional use. Right now they are permitted by right and do not have to go through the conditional use process. Wes MacLeod asked the members if they would like any changes to be made to this. The Board discussed this and did not change the use to conditional from permitted.

Ruth Bek suggested changing the use title to RV Campground instead of Park; this would indicate it is a temporary use not for full time residences. The members agreed to change the use name to campground instead of park.

The board discussed and added the stay should not exceed one hundred and twenty days and they cannot return to the campground until after thirty days.

Ice Machines ~ suggested change ~ this will have to be an accessory use not a sole use.

Solar Farms ~ a section has been added for this use.

Ruth Bek will request the Planning Board give more clarification to Home Occupation uses and the requirement of a permit.

NEW BUSINESS:

1. Distribute UDO Draft Article 7 (Partial) ~ Design & Performance Standards

Wes MacLeod distributed part of Article 7 for the Board to review. He explained some articles will be consolidated.

OTHER BUSINESS: ~ Elect Second Quarter TRC Member

A motion was made Jeremy Sexton and Seconded by Tim White to nominate Gene Fioravante as the TRC for the second quarter.

Motion Carried 5-0

NEXT MEETING AGENDA ITEM'S:

1. UDO Review ~ Draft Article 7 (Partial)

ADJOURN:

A Motion was made by Jeremy Sexton and Seconded by Tim White to adjourn the meeting at 7:54 PM.

Motion Carried 5-0

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