



City of Boiling Spring Lakes
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Planning Board
July 11, 2017
7:00 P.M. ~ City Hall

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on July 11, 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
2nd Alternate ~ Lucille Launderville

Members Absent ~ Nancy Crawford ~ Excused

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

Guest ~ Cape Fear Council of Governments: Wes MacLeod

AGENDA ~

A motion was made by Gene Fioravante and Seconded by Lucille Launderville to approve the July 11, 2017 agenda.

Motion Carried 5-0

MINUTES ~ June 13, 2017

Correction ~ Jeremy Sexton was listed as absent but should have been listed as excused.

A motion was made by Lucille Launderville and Seconded by Gene Fioravante to approve the June 13, 2017 meeting minutes with the correction.

Motion Carried 5-0

PUBLIC COMMENT ~ No Public Comment

OLD BUSINESS ~

1. Review Draft UDO Article 8 ~ Subdivision Ordinance

Wes MacLeod explained there are deadlines listed in this section and suggested removing these time limits. The items would still require the same review procedure. An example is page 8-7 twelve copies of a preliminary plat shall be submitted to the UDO administrator at least thirty days prior to the Planning Board meeting in which the applicant desires the Planning Board to review the preliminary plat. It would be better to remove these deadlines and if a department would like to create deadlines internally they could do that.

Jeremy Sexton questioned what would prevent an application from not being reviewed timely. Wes McLeod responded presumably there would not be anything.

Ruth Bek stated in letter (D), the UDO Administrator shall in writing provide a recommendation to the Planning Board within thirty days following receipt of a complete application for a major subdivision preliminary plat. This may cause a problem if for some reason the UDO Administrator cannot review the item in thirty days.

Wes MacLeod stated if the board would like to keep these deadlines, they will remain in place. Wes McLeod explained requiring a certain number of days before something can go to the Planning Board or a time limit that it has to go to the Planning Board within makes the process more complex.

Bill Clark suggested making the time limits at least thirty days but no more than sixty days.

The board discussed some of time requirements currently listed in the UDO.

A motion was made by Bill Sraver and Seconded by Gene Fioravante to leave letters A-D the same but put a cap of no later than sixty days.

Motion Carried 5-0

These time limit changes will be made anywhere it would be applicable.

Wes Macleod explained a Planned Residential Development section at the end of the chapter. The majority of the underlying requirements are the same, this clarifies the review process. There was previously a PRD district before but it was rescinded at some time.

NEW BUSINESS ~

1. Distribution of UDO Draft Article 9 ~ Development Review Process

Wes MacLeod distributed UDO Draft Article 9 to the Board members. He explained a change in this section is that major site plans up to ten thousand square feet will only be required to go to the Planning Board and not the Board of Commissioners.

OTHER BUSINESS: ~

On July 19, 2017 at 6:30 PM there will be a workshop with the Board of Commissioners and the Planning Board regarding drafts Article 6 & 7.

The Board agreed to allow Article 8 to be posted on the City's website.

NEXT MEETING AGENDA ITEM'S:

Review of UDO Draft Article 9 ~ Development Review Process

ADJOURN:

A Motion was made by Lucille Launderville and Seconded by Jeremy Sexton to adjourn the meeting at 7:47 PM.

Motion Carried 5-0

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