



City of Boiling Spring Lakes

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**Planning Board
December 11, 2018
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on December 11, 2018. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present:

Bill Clark; Chair, Bill Sraver, Jeremy Sexton, Lucille Launderville, Gene Fioravante, Adrian Iapalucci, William Rivers

Staff Present:

Nicole Morgan; Clerk to the Board

AGENDA:

A motion was made by Jeremy Sexton and seconded by Bill Sraver to amend the December 11, 2018 agenda to include Automobile/Motorcycle Repair Shop Text Amendment/Consistency Statement.

Motion carried 5-0

A motion was made by Lucille Launderville and seconded by Gene Fioravante to approve the December 11, 2018 agenda, as amended.

Motion carried 5-0

MINUTES – November 13, 2018

A motion was made by Gene Fioravante and seconded by Lucille Launderville to approve the November 13, 2018 minutes.

Motion carried 5-0

PUBLIC COMMENT:**Tom Guzulaitis – 1425 South Shore Dr.**

Tom Guzulaitis, a member of the City's Bicycle & Pedestrian Transportation Task Force, read a letter from the task force, requesting the City consider the need for safe, alternative ways of travel for bicycles and pedestrians, as the City moves forward with the repairs of infrastructure (letter attached). Tom Guzulaitis explained the task force will also be submitting this letter to the Board of Commissioners, and noted the task force is awaiting the results of the NCDOT Planning Grant application that was submitted earlier this year.

OLD BUSINESS:**1. Orphaned Ponds**

Bill Sraver stated he spoke with a County staff member who was surprised to see several ponds within City limits for which owner information is not available, and noted the County will be researching this and will contact him at a later date with more information. Bill Sraver suggested the Board request funding to research these ponds in order to come up with a proposal to submit to the Board of Commissioners on how the City could take ownership. Such research would include studying access to these ponds and determining if the City could obtain easements. Lucille Launderville stated the City is currently undertaking other projects that should take precedence. The Board discussed the possibility of involving the City attorney in determining ownership and access to these ponds, and agreed they are not ready to move forward in pursuing this, unless the Board of Commissioners has a desire to do so.

A motion was made by Jeremy Sexton and seconded by Gene Fioravante to have Bill Sraver present the idea of taking ownership of these orphaned ponds to the Board of Commissioners at their January 8, 2019 meeting.

Motion carried 5-0

NEW BUSINESS:**1. Section 7.7 Lake Regulations ~ Waterside Structures**

The Board discussed waterside structure requirements under Section 7.7 of the City's Unified Development Ordinance (UDO). The Board agreed boat slips and walkways shall not be counted as part of the 250 sq. ft. maximum for cross-members. Discussion was held regarding boat slips, and Adrian Iapalucci explained when posts are included for boat slips, the total area of lake being utilized for such boat slips limits the useable amount of lake for others. Bill Clark suggested the UDO possibly be amended to limit waterside structures to either a main cross-member of not more than 250 sq. ft., without a covered boat slip, or a covered boat slip of not more than 250 sq. ft., with no cross-member. Adrian Iapalucci suggested possibly amending the UDO to include a maximum total allowable area for boat slips, walkways, and cross-members. The Board held further discussion regarding enclosures for waterside structures, and whether or not roofed boat slips should be permitted, and what constitutes an enclosure.

A motion was made by Jeremy Sexton and seconded by Gene Fioravante to table the discussion on lake regulations, Section 7.7 (A) through (G) until the January 10, 2019 meeting.

Motion carried 5-0

2. 2019 Planning Board Meeting Schedule

A motion was made by Lucille Launderville and seconded by Jeremy Sexton to approve the 2019 Planning Board meeting schedule.

Motion carried 5-0

3. Automobile/Motorcycle Repair Shop Text Amendment/Consistency Statement

The Board discussed amending Automobile Motorcycle Repair Shop in C-1 from a Conditional Use to a Permitted Use with Supplemental Regulation, under Section 5.5 – Table of Permitted/Conditional Uses. The Board also discussed amending 6.16 (A) - supplemental regulations for automobile/motorcycle repair shops.

A motion was made by Bill Sraver and seconded by Jeremy Sexton to amend Section 6.16 (A) to “All vehicles awaiting service shall be parked in the rear.”

Motion carried 5-0

A motion was made by Jeremy Sexton and seconded by Bill Sraver to amend Section 5.5, Automobile/Motorcycle Repair Shop, from a Conditional Use to Permitted with Supplemental Regulation.

Motion carried 5-0

OTHER BUSINESS:

None.

A motion was made by Bill Sraver and seconded by Lucille Launderville to adjourn the meeting at 8:13 pm.

Motion carried 5-0

*Respectfully submitted by,
Nicole Morgan, Clerk to the Board*