



City of Boiling Spring Lakes

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**Planning Board
June 12, 2018
7:00 P.M. ~ City Hall**

CALL TO ORDER:

The regular monthly Planning Board meeting was held at City Hall on June 12, 2018. Chairman, Bill Clark, called the meeting to order at 7:00 p.m.

ATTENDANCE:

Members Present:

Bill Clark; Chair, Bill Sraver, Jeremy Sexton, Gene Fioravante, Lucille Launderville

Members Absent:

Adrian Iapalucci; unexcused

William Rivers; excused

Staff Present:

Nicole Morgan; Clerk to the Board

AGENDA:

A motion was made by Bill Sraver and seconded by Lucille Launderville to approve the June 12, 2018 agenda.

Motion Carried 5-0

MINUTES – May 8, 2018

A motion was made by Gene Fioravante and seconded by Jeremy Sexton to approve the May 8, 2018 meeting minutes.

Motion carried 5-0

PUBLIC COMMENT:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

1. R-3 Zoning Map Amendment

Discussion was held regarding the zoning map amendment to rezone approximately 130 acres of land located southeast of the intersection of Fifty Lakes Drive and NC 87. Bill Clark explained, of the fifty-two (52) manufactured homes that would be affected by this rezoning, many are abandoned, and this rezoning is in lieu of the creation of an R-5MH District.

A motion was made by Bill Sraver and seconded by Jeremy Sexton to recommend the approval of the R-3 Zoning Map Amendment.

Motion carried 5-0

2. Lake Pumping Regulations

Discussion was held regarding the pumping of lakes for geothermal and irrigation purposes. Bill Clark explained, as per the inspections department, a floodplain development permit is required for irrigation systems that pump from the lakes. Jeremy Sexton asked if the city knows how many properties are currently pumping from the lakes and Bill Clark stated there is currently no way to account for that. Jeremy Sexton discussed the possibility that the city prohibit pumping from the lakes, like other municipalities. Bill Sraver explained the difference between the city and other locations, such as St. James, is that the city's lakes are spring fed.

The Board agreed there are many things to consider in creating permitting requirements and regulations for lake pumping and Jeremy Sexton stated the only way to determine who is currently utilizing a pump to draw water from a lake is through complaints. Bill Sraver stated a complaint was recently made to the city about the noise created by a resident's pump and Bill Clark commented the placement of the pump on the property would affect the noise level. Discussion was then held regarding the placement of a pump, during which Bill Clark recommended pumps be placed in accordance with side yard setbacks and back behind mean water height, for safety purposes.

Jeremy Sexton commented residents can utilize private wells to irrigate. Bill Sraver questioned how many of the wells could actually support an irrigation system and Jeremy Sexton stated the irrigation systems wouldn't run constantly. Jeremy Sexton further stated residents should not be permitted to put anything on city property. Bill Clark stated, if lake pumping is to be permitted, a permit should be required.

A motion was made by Lucille Launderville and seconded by Jeremy Sexton to recommend approval of lake pumping by permit only.

Motion carried 5-0

Bill Clark stated the city should prohibit submersible pumps and electrical systems for pumps should be installed by licensed electricians. He then stated residents should not be permitted to pump lake water during a drought, or when high levels of bacteria are present, and that the pumps should be enclosed with Mock Rock, or an approved equal. Bill Clark stated the intake pipes should not extend more than six (6) feet from the shoreline and should have an approved silt screen filter. Jeremy Sexton asked if the city will regulate the size of the intake pipe and Bill Clark stated it should be no more than 2". Jeremy Sexton recommended the intake pipe be anchored and Lucille Launderville stated they should be secured, so as to not move. Bill Sraver stated more research needs to be done in regards to this matter.

A motion was made by Bill Sraver and seconded by Lucille Launderville to table lake pumping regulations until next month.

Motion carried 5-0

3. Bicycle & Pedestrian Transportation Task Force Appointment

Bill Clark stated, since both alternates are absent, the Board may want to discuss appointment to the Bicycle & Pedestrian Transportation Task Force next month.

Motion was made by Bill Sraver and seconded by Lucille Launderville to table appointment of a Board member to the Bicycle & Pedestrian Transportation Task Force until next month.

Motion carried 5-0

OTHER BUSINESS:

None.

Motion was made by Gene Fioravante and seconded by Bill Sraver to adjourn the meeting at 7:55 pm.

Motion carried 5-0

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