

Town of Spring Lake  
Board of Aldermen Workshop  
Municipal Building  
300 Ruth Street  
Spring Lake, NC 28390

December 8, 2008

MINUTES

5:00

p.m.

The Spring Lake Board of Aldermen held a workshop in the Grady Howard Conference Room of the Municipal Complex with Mayor Ethel T. Clark presiding.

**Board Members Present:** Mayor Pro-Tem James O'Garra  
Alderman Richard Higgins  
Alderman Napoleon Hogans  
Alderwoman McCoy  
Alderwoman Sutherland

**Others Present:** Larry Faison, Town Manager  
Tom Spinks, Planning Director  
Rhonda Webb, Town Clerk

The purpose for this workshop was to discuss appearance and nuisance initiatives.

Mr. Faison gave an overview of what the workshop would address. He explained that Mr. Spinks reviewed the six step process that will be used in reviewing and adopting amendments or new Ordinances. He explained that he intends to use the same review process for each code section that will be reviewed.

He reviewed the 2002 Draft Appearance Ordinance. The draft was created in conjunction with the Community Appearance Commission and members of the neighborhoods and development communities. He stated that some of the elements contained in the draft Ordinance have been adopted in the Town's current Ordinance. The reason the draft Ordinance was never adopted was due to a lack of support.

The ability to enforce the Ordinance is a challenge. There are several ways to approach enforceability and staff will work that out. The Manager will keep the Board informed through the Manager's Report.

Several topics were discussed during the workshop.

**Open storage, carports and porches.**

The goal for this topic was to regulate open storage of junk, unsightly carports and porches.

Issues discussed included people fixing vehicles in their driveway, how the Town will address a person having numerous potted plants in their yard, vehicle parts that are

covered with tarps, the definition of "unsightly" and what will be allowed, the need to have the "rules" written out and not left to interpretation.

Mr. Spinks asked the Board's consensus on the following questions:

1. What types of items can be stored on open porches and in carports?
2. What methods will be allowed to shield from public view?
3. How to treat corner lots, through lots, island lots and lots that have no rear yard or restricted rear yard?
4. Non-conforming properties, how long to bring into compliance?
5. Who would the violator appeal to?

The Ordinance needs "teeth" or language to back up what the Board wants to enforce.

The Board asked how other municipalities handle this type of enforcement and what words are used in their Ordinances. A concern was raised about not specifying items that are or are not allowed.

Mr. Faison gave examples of several ways to handle the appeal process: by using an Appearance Commission, using Town administration or using the Court system. He stated that he does not recommend having appeals come before the Board.

Disallowing open storage was suggested.

Mr. Spinks stated that he believes he knows what direction the Board wants him to take concerning open storage, carports and porches. He stated that he will draft something and get the attorney's approval before he brings it back before the Board for approval.

**Vehicular use area and vehicular display/service area.**

The goal of this topic was to set standards for existing driveways and parking lots.

It was determined that we need maintenance and appearance standards for parking and paved areas. Mr. Spinks stated that he needs direction from the Board as to how severe the Ordinance needs to be. He asked the Board to keep in mind that whatever they determine must be enforced.

Questions he asked the Board to consider include:

1. Should we require paving of existing single family and multi-family residential properties?
2. Should we require paving of existing non-residential properties?
3. Do we regulate maintenance and appearance standards?
4. Should we require design review, permits and inspections for site work of existing properties?
5. How long will we allow non-conforming properties to come into compliance?
6. Do we regulate maintenance and appearance standards for non-conforming properties and those that are not required to be paved?

It was again requested that we look at what other municipalities have put in place. Mr. Faison clarified that we can do that if that is what the Board wants staff to do.

Affordability was a major concern of the Board in relation to what standards we put in place.

The next workshop will occur in January.

Mayor Clark requested that we plan a campaign on image as we near completion of amending/adopting an Appearance Ordinance. We need to really get the word out to the community that the Town is working on image.

The meeting ended at 6:22 p.m.

Rhonda D. Webb, CMC  
Town Clerk

ATTEST:

Ethel T. Clark  
Mayor