



City of Boiling Spring Lakes

Planning Board

October 17, 2023
City Hall – 6:30 P.M.

AGENDA

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Agenda: October 17, 2023
- **Potential Conflict of Interest/Association Disclosure**
If any Board member knows of any conflict of interest or association with any item on this agenda, please so state at this time.
- Approval of Minutes: Aug 8, 2023
- Public Comment:
- Old Business: None
- New Business: General UDO Updates – Discussion
- Other Business:
- Discussion:
 - City Center/Citizen Input
 - Dock Rebuild Requirements/Big Lake
 - Management of Non Native Plants
 - Grocery Store
- Announcements:
- Adjourn



City of Boiling Spring Lakes

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**Planning Board
Aug 8, 2023
6:30 P.M. ~ City Hall**

CALL TO ORDER:

The Planning Board meeting was held at City Hall on Aug 8, 2023. Chairman, Lucille Launderville, called the meeting to order at 6:30 p.m.

ATTENDANCE:

Members Present: Lucille Launderville, Sharon Zakszeski, Chip Hering, Stephanie Bodmer, Travis Cruse, and David Van der Vossen.

Members Absent: Carrie Moffett

Staff Present:

Nicole Morgan, Assistant City Manager

Suzanne Price, Administrative Assistant

AGENDA:

A motion was made by Chip Hering, and seconded by Sharon Zakszeski, to approve the Aug 8, 2023 agenda.

Motion carried 5-0

MINUTES – June 13, 2023

A motion was made by Sharon Zakszeski and seconded by Stephanie Bodmer, to approve the minutes of the June 13, 2023 Motion carried 5-0

June 26, 2023 Workshop

A motion was made by Chip Hering and seconded by Sharon Zakszeski, to approve the minutes of the June 26, 2023 Motion carried 5-0

PUBLIC COMMENT: None

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: None

Discussion:

Planning and Zoning Updates: Nicole Morgan explained to the Planning Board that she would be coming to them in the future with necessary Unified Development Ordinance (UDO) revisions. These would mainly be commercial development.

Ms. Morgan also updated the Board on the BSL Self-Storage Units. She informed them she had spoken with Mr. Kennedy and he is doing a revised site plan to make sure he meets all requirements.

Ms. Morgan shared that Sun Fun Golf Cart Rentals was coming to town. She notified the Board that Sun Fun Rentals will not have much foot traffic because they deliver the golf carts that they rent out, so they do not require a lot of parking area.

Regulations on rebuilding docks on Lake Patricia: Ms. Morgan reported to the Board that there are regulations about rebuilding docks on the Lake Patricia. She told them that there could be no development in the floodway without a no rise study. Ms. Morgan explained that the City Ordinance models the State's Ordinance. She went on to explain that a NO RISE study proves that the structure in no way increases the Basic Flood Elevation (BFE). NO RISE studies have to be done by an engineer. The State issued a Conditional Letter of Map Revision (CLOMAR) to the City. After the reconstruction of the dams are complete the State will issue a Letter of Map Revision (LOMAR). She went on to tell the Board that some residents decided to wait until the LOMAR has been issued to rebuild.

G.S.A.T.S.: Grand Strand Area Transportation Study: Ms. Morgan explained that the GSATS is the Grand Strand Area Transportation Study, similar to the Rural Planning Organization (RPO) and the Metropolitan Planning Organization (MPO). The City already works with the RPO. The RPO is considering expanding and have invite the City to participate. The City Manager will take this request to the Mayor and BOC. The RPO and NCDAT need feedback from citizens. Ms. Morgan announced that the link would be on the City's website.

Native Plants: Ms. Morgan shared that she had been sent of plants that where on a landscaping plan, and the plants were not native plants. She explained that the list was from 2010 and we couldn't use the list as it is outdated. She let the Board know that we could have the Cooperative Extension review the list we have in our UDO. The Board would like for The Cooperative Extension to look over our plant list.

Feedback from BOC on City Center: Ms. Morgan informed the Board that the information they had requested be presented to the BOC has not been presented due to staff changes. She told them she would share the information with the BOC in the September Board meeting. She thanked them for all the work they had done.

Announcements: None

A motion was made by Sharon Zakszeski, and seconded by Stephanie Bodmer, to adjourn the meeting at 7:43 P.M.

Motion carried 5-0

*Respectfully submitted by,
Suzanne Price*