



City of Boiling Spring Lakes
9 E. Boiling Spring Road
Southport, NC 28461
Phone (910) 294-0081 Fax (910) 363-0029
Anthony Forte • Email: aforte@cityofbsl.org

Planning Board
March 12 2024
6:30 P.M. ~ City Hall

➤ **CALL TO ORDER:**

- The Planning Board meeting was held at City Hall on March 12 2024. Chair, Lucille Lauderville, called the meeting to order at 6:30 p.m.

➤ **PLEDGE OF ALLEGIANCE**

➤ **ATTENDANCE:**

- **Members Present:** Lucille Lauderville, Sharon Zakszeski, Carrie Moffett, Travis Cruse, and David Van der Vossen
- **Members Absent:** Stephanie Bodmer, Chip Herring

Staff Present:

- Nicole Morgan, Assistant City Manager
- Anthony Forte, Administrative Assistant

➤ **AGENDA:**

- A motion was made by David Van der Vossen, and seconded by Sharon Zakszeski, to approve the March 12, 2024 agenda. Motion carried 5-0.

➤ **MINUTES: February 13th, 2024**

- A motion was made by Sharon Zakszeski, and seconded by Carrie Moffett to amend the February 13, 2024 minutes to indicate a motion was made by Lucille Lauderville, and seconded by Sharon Zakszeski to nominate Carrie Moffett as Co-Chair. Motion carried 5-0.

- **PUBLIC COMMENT:** Nicole Dewberry of 414 Masters Dr stated the ditch next to her house is getting larger with each storm and Ms. Morgan advised Public Works will conduct a site visit to evaluate. Ms. Dewberry also requested information on chickens and why the city does not allow them. Ms. Morgan explained the city's Unified Development Ordinance (U.D.O.) does not allow for farm animals within her zoning district. Ms. Morgan explained she may apply for a text amendment to have that ordinance changed and explained the process.

- **OLD BUSINESS:**

1. **City Center**

The board requested an update to the City Center plan they worked on. There are no current developments at this time.

- **NEW BUSINESS:**

1. **Text Amendment – Article 7 Development Standards**

The board reviewed a request initiated by the city to amend the UDO to include the provisions for alternative compliance in meeting building design standards, clarify the requirement for cross – access easements, update parking ratios, provide for design and layout standards for stacking spaces, and update the approved landscaping species list. The board discussed current transparency requirements. Mr. Van Der Vossen stated the UDO administrator may have too much interpretation for design standards if this is approved as written. The board agreed the transparency requirement should only be able to be reduced to a minimum of 10%. The board discussed proposed amendments to the parking ratio, however the board requested the proposed parking ratio table amendment be removed from the proposed text amendments. The board agreed additional research was warranted. After discussing the amendments to the approved landscaping species list the board requested Section 7.28 (E) also contain after "as approved by the U.D.O. Administrator" the statement "and as recommended by the NC Cooperative Extension."

- **A motion was made by Sharon Zakszeski, and seconded by David Van Der Vossen, to approve the text amendments as amended. Motion carried 5-0.**

2. **Discussion – Tree Ordinance & Mitigation**

The Board discussed the need to protect trees within the residential areas long-term. Ms. Moffett stated the Board may need to take a closer look at the ordinance and consider additional tree protection provisions, such as requiring permits for trees smaller than 8" dbh. Ms. Morgan explained the current ordinance, which requires a permit for the removal of any tree greater than 7.9" dbh. Ms. Morgan further stated the removal of any pine tree greater than 7.9" dbh located within a red-cockaded woodpecker zone also requires approval from U.S. Fish & Wildlife. Ms. Morgan elaborated on what trees are considered significant trees, which require mitigation, and further explained the requirements for non-residential development to address perimeter buffers, parking lot landscaping, street yards, and foundation plantings. Ms. Moffett explained she has seen areas that require permits for trees as small as 3" dbh and further elaborated that many of the newer neighborhoods within the City seem to have very few trees left on each lot. Mr. Cruse

stated builders work closely with Environmental Health at trying to locate septic systems in areas that would require less tree removal and stated many times the lots that will perk for septic are the same lots that the red-cockaded woodpeckers prefer. Mr. Van der Vossen suggested the possibility of requiring a certain number of trees be replanted on residential lots, or the possibility of payment into a tree fund that could be set up for planting trees in parks and other City areas. Ms. Launderville stated there is a lot of clear cutting going on throughout surrounding areas and the City needs to be proactive in making sure that does not happen here. The Board agreed to conduct additional research and to bring back some possible approaches for addressing this issue.

➤ **OTHER BUSINESS:**

None

➤ **Announcements:**

None

➤ **Adjourn**

A motion was made by Sharon Zakszeski, and seconded by Travis Cruse, to adjourn the meeting at 8:02 P.M. Motion carried 5-0.

*Respectfully submitted by,
Anthony Forte*