



City of Boiling Spring Lakes
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Planning Board
March 14, 2023
6:30 P.M. ~ City Hall

CALL TO ORDER:

The Planning Board meeting was held at City Hall on March 14, 2023. Chairman, Lucille Lauderville, called the meeting to order at 6:30 p.m.

ATTENDANCE:

Members Present: Lucille Lauderville, Sharon Zakszeski, Carrie Moffett, Chip Hering, Travis Cruse, Stephanie Bodmer

Members Absent: David Van der Vossen excused

Staff Present:

Mark Bloomer, Planning & Zoning Administrator

Suzanne Price, Administrative Assistant

AGENDA:

A motion was made by Carrie Moffett, and seconded by Sharon Zakszeski, to approve the March 14, 2023 agenda.

Motion carried 5-0

MINUTES – Feb 14, 2022

A motion was made by Chip Hering and seconded by Sharon Zakszeski, to approve the minutes of the Feb 14, 2022 meeting.

Motion carried 5-0

PUBLIC COMMENT: Chris Frazer spoke on behalf of the Parks and Rec Department informing the Board about Founder's Day on April 1, and also about the need for volunteers. Flyers were left in the lobby.

OLD BUSINESS:

- 1. GROCERY STORE INFO:** Mark Bloomer reported there have been no new developments on the grocery store.
- 2. THE LAKES GOLF CLUB:** Mr. Bloomer explained that the Lakes Golf Club (LGC) had received the tree removal permit and the zoning permits. He also explained that the LGC

needs the permits for the erosion control from the county.

NEW BUSINESS:

1. Gordon Hargrove: Potential Text Amendment to the table of Permitted Uses for the C-1 Zoning District.

Gordon Hargrove wants the Planning Board to review the UDO for out of date permitted use and make necessary updates and changes. Mr. Hargrove also wants the Board to look into a storm water ordinance for the City. For storm water we (City) defaults to the county. Staff will research info about other areas with storm water ordinances, and forward to Board members.

2. Sudsy Dogs & BSL Tobacco and Vape

Mark Bloomer updated the Board about 2 new businesses in the city. The first one is Sudsy Dog, this is a dog grooming business that received their Certificate of Occupancy (C.O.) on March 7, 2023. The second business Mr. Bloomer reported on was the BSL Tobacco and Vape Shop, the city issued the Certificate of Occupancy (C.O.) on Dec 1 2023.

Discussion: City Center Master Plan (CCMP) was discussed. The question was asked is the Board ready to move forward? There was talk about the need for an outside consultant. Because this such a broad area of topic it is important to have community input. Having open meetings would allow the public's input, possible surveys on the City's social media pages would also give the community another way for input. What is the City looking for in a CCMP? What does the city have that will be a calling card or feature to bring people in? The nature in the city is abundant. There is still no location designated for the CCMP. Need to work on defining the City Center and designating a location. There was a question about a dance studio and laundry mat on W. Boiling Spring Road. The Board was informed that a minor site plan has been submitted. The Board was informed that the Change in the UDO about Food Trucks was tabled at the Board of Commissioners meeting.

Announcements: None

A motion was made by Sharon Zakszeski, and seconded by Chip Hering, to adjourn the meeting at 7:08 P.M.

Motion carried 5-0

*Respectfully submitted by,
Suzanne Price*