



City of Boiling Spring Lakes

9 E. Boiling Spring Road

Southport, NC 28461

Phone (910) 363-0025 Fax (910) 363-0029

Suzanne Price • Email: sprice@cityofbsl.org

Planning Board Special Meeting

May 31, 2023

6:30 P.M. ~ City Hall

CALL TO ORDER:

The Planning Board meeting was held at City Hall on May 31, 2023. Chairman, Lucille Launderville, called the meeting to order at 6:30 p.m.

ATTENDANCE:

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

Members Absent: N/A

Staff Present:

Mark Bloomer, Planning & Zoning Administrator
Suzanne Price, Administrative Assistant

AGENDA:

A motion was made by Sharon Zakszeski, and seconded by Stephanie Bodmer, to approve the May 31, 2023 agenda.

Motion carried 5-0

PUBLIC COMMENT: None

NEW BUSINESS:

1. Report about Permitted Uses Table: Sharon Zakszeski and Carrie Moffett. Sharon Zakszeski explained the process her and Carrie Moffett used to recommend items be removed or placed into the City Center. Ms. Moffett

explained the highlighted area on the permitted use table. She also explained that some information came from the Comprehensive Land Use Plan (CLUP) and Some was from the Unified Development Ordance (UDO).

- a) UDO 6.39 Mixed Use (B) needs some resolutions as listed with residential above and commerical below. There are items that need to be added to the list of prohibitted items.
- b) Standards need to be added to accessories building similar to design for the accessories buildings in mixed use areas. Accessory Buildings in R-1, R-2, R-3, R-4, and R-5 have to have a primary structure. R-6 can have accessory structure with no primary structure.
- c) Arboretums and botanical gardensa added to C-1, C1-A, C-C, and Rec areas.
- d) UDO 6.15 and 6.16 need stricter standards.
- e) Bank teller machines (ATM) attached, add to allowed use for C-C.
- f) Boat Ramp add to C-C.
- g) Dry Cleaning and laundromats needs clarity and needs standards, allowed in C-C as Permittted Use Subject to Supplemental Development Standards (PS).
- h) Flea Markets added as a Permittted Use Subject to Supplemental Development Standards (PS).
- i) Golf Course, club house, pro shop, driving range, golf course restaurant, bar, banquet, catering and meeting, may want to increase regulations.
- j) Hardware Store need to allow in C-C as Permittted Use Subject to Supplemental Development Standards (PS). Also need to develop standards.
- k) UDO 6.29 need to develop standards specific to C-C, standards to resident above business.
- l) Manufacturing, artisan: Change UDO removing the word "manufacturing" changing to making and production. Add in C-C as a Permitted Use (P).
- m) Medical & Dental offices/clinics (greater than 10,000 sf) add to C-C as (SUP) Must go before Board of Adjustments for Special use Permit. Add clarity to UDO 6.36
- n) Microbrewery/mirco-distillery UDO 6.37 check UDO for clarity of mixed use for brewery/distillery.

- o) UDO 6.39 will need to reconcile language in 6.39
 - p) Museum add as a Permitted Use (P) in C-C.
 - q) Private clubs or lodges(operated for the members and not for profit) allowed in C-C- as Permitted Use (P).
 - r) Produce Stand allowed in C-C as a Permitted Use. Need to create standards.
 - s) Recreational Vehicle Campground permitted as a SUP in C-1A and I-1. Must go before Board of Adjustments for Special Use Permit and Subject to Supplemental Development Standards.
 - t) Recycling Center to be removed from permitted use in R-1,R-2, R-3,R-4,R-5 and C-C.
 - u) Satellite dish antennas to be allowed in C-C as Permitted Use Subject to Supplemental Development Standards (PS). Need standards
 - v) Storage units/containers remove from C-C, need to add time limits to length of stay and need regulations. UDO 6.2 G is the incorrect chapter.
 - w) Swimming Pools add excluding sales.
 - x) Tattoo and body piercing possible changes to Permitted use instead of SUP in C-1,C1A and C-C.
 - y) Tobacco Shop add to C-C s Permitted Use (P).
 - z) Woodworking (retail) to be Permitted in C-C (P).
 - aa) Youth Center to be Permitted in C-C (P).
2. Report about location for City Center: Chip Hering and Stephanie Bodmer. Ms. Bodmer and Mr. Hering presented to the Board with 8 different possible locations for a City Center. They Listed the sizes of the road frontage along with the pros and cons of each area. They included pictures of possible looks for the City Center.
 3. Report about location for the City Center: David Van der Vossen and Travis Cruse. Mr. Van der Vossen and Mr. Cruse presented the Board with 4 different areas. They shared there views on the pros of each area they had chosen.
 4. Potential Text Amendment to the table of Permitted Uses for the Commercial Mixed Use Zoning District (C-1), Commercial/Service Zoning District (C-1A), and Light Industrial (I-1) Zoning District. There was much discussion on the C-

1 and C-C zoning districts. Mr. Bloomer explained the easiest option would be to define the C-C area. Also cannot remove everything from C-1 to accommodate the C-C. The C-C should be a more dense walkable area. There was discussions about the process of rezoning the area in C-C. To do an overlay for the C-C would have to do text amendment, map amendment and public hearing. The Board asked Mr. Bloomer to find out the process for changing the UDO.

The Board asked Mr. Bloomer to share the information with the Board of Commissioners at the July BOC meeting, for feedback from the BOC.

Announcements: None

A motion was made by Stephanie Bodmer, and seconded by Sharon Zakszeski, to adjourn the meeting at 8:32 P.M.

Motion carried 5-0

*Respectfully submitted by,
Suzanne Price*