



City of Boiling Spring Lakes
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Planning Board
June 13, 2023
6:30 P.M. ~ City Hall

CALL TO ORDER:

The Planning Board meeting was held at City Hall on June 13, 2023. Chairman, Lucille Launderville, called the meeting to order at 6:30 p.m.

ATTENDANCE:

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

Members Absent: 0

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 June 13, 2023 agenda.

Motion carried 5-0

MINUTES – May 9, 2023

A motion was made by Sharon Zakszeski and seconded by Stephanie Bodmer, to approve the minutes of the May 9, 2023 Motion carried 5-0

May 31, 2023 Special Meeting

A motion was made by Chip Hering and seconded by Sharon Zakszeski, to approve the minutes of the May 31, 2023 Motion carried 5-0

PUBLIC COMMENT: None

OLD BUSINESS:

- 1. General UDO Updates: Article 5 Section 5.5 Table of Permitted Uses, Article 9 Section 9.1, Definitions**
 - **Text Amendment and Consistency Statement**

Mark Bloomer presented to the Board an updated Permitted Use chart. Eliminating the line for Outdoor storage (includes open space), and adding Commercial Outdoor Storage-Accessory (includes open storage) and Commercial Outdoor Storage Principal (includes open storage) as two separate lines. Section 6.4: Commercial Outdoor Storage- Accessory (includes open storage) would be permitted in C-1, C-1A and Rec as Permitted Use Subject to Supplemental Development Standards (PS), and in I-1 as Permitted Use (P). Section 6.5: Commercial Outdoor Storage Principal (includes open storage) would be permitted in C-1A and Rec as Permitted Use Subject to Supplemental Development Standards (PS) and in I-1 as Permitted Use (P). Laundry Service (excludes Dry Cleaning& Commercial Laundry Facilities) was defined in Appendix A: An establishment that picks up linens from various clients/customers, launders them, and delivers them back to the clients/customers. Laundry service does not include self-service operation, being permitted in C-1A as a Permitted Use (P). Section 6.38: Mini Storage units (indoor) to be removed from C-1 as PS. Rental Equipment (excluding Heavy Equipment Sales and Rental) to be permitted in C-1, C-1A and I-1 as a Permitted Use (P). Heavy Equipment Sales and Rental added to the permitted use table, and be permitted in I-1 as a Permitted Use (P). Bank Teller Machines (ATM), attached, permitted in C-1A as a Permitted Use (P). Section 6.19: Boat Ramp (motorized and un-motorized) added to CC as a Permitted Use (P). Section 6.2: Storage units/containers to be taken out of CC as a Permitted Use Subject to Supplemental Development Standards (PS). Mr. Bloomer explained the differences between storage units, containers and commercial storage. He also explained that the storage units/containers under Section 6.2 are temporary use only.

Mr. Bloomer also presented to the Board that Article 9 Section 9.1 Purpose and Applicability needed a timeline added.

A motion was made by Chip Herring, and seconded by Carrie Moffett, to adopt the updates to the Unified Development Ordinance Article 5, Section 5.5 Table of Permitted Uses and Definitions.

Motion Carried 5-0

**Staff Report
Plan Consistency**

A motion was made by Chip Herring, and seconded by Carrie Moffett, to adopt Option A of Plan Consistency.

Motion carried 5-0

- 2. City Center:** Mr. Bloomer presented to the Board that the staff was working on the changes and language updates for the Permitted Uses Table.

NEW BUSINESS: None

OTHER BUSINESS: Nicole Morgan Shared with the Board that the County Transportation Plan (CTP) started years ago. There was surveys taken back when the County started working on the CTP. Ms. Morgan explained that there are basically 2 parts to the plan. There is the HIGHWAY Plan and the PEDISTRADIAN Plan. She informed the Board that she would be holding a workshop on the County CTP, to gather feedback for the county. She would be attending the RTCP on June 27 and take the info from the Board to give to the County. She asked that the Board look over the plan, Mr. Bloomer provided the on line link to review the materials with. She also explained that funding is better to request in phases opposed to large quantities. The Board decide to meet again on Monday, June 26, 2023 in Chambers @ 6:30.

Discussion: Planning and Zoning Updates

Mr. Bloomer gave updates on the Lakes Golf Club, they have applied for Building and Trades permits. There is no news from developer on a grocery store. There have been traffic counts done on Fifty Lakes Dr. and Highway 87. The Council of Government did one and NC Dot did one for Highway 87 and Cougar Dr. The COG and NCDOT would share the data with the City once it has been compiled and analyzed.

Announcements: None

A motion was made by Sharon Zakszeski, and seconded by Chip Hering, to adjourn the meeting at 7:11 P.M.

Motion carried 5-0

*Respectfully submitted by,
Suzanne Price*