



**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](mailto:sprice@cityofbsl.org)

---

**Planning Board**

**Oct 17 2023**

**6:30 P.M. ~ City Hall**

**CALL TO ORDER:**

The Planning Board meeting was held at City Hall on Oct 17 2023. Chairman, Lucille Launderville, called the meeting to order at 6:30 p.m.

**ATTENDANCE:**

**Members Present:** Lucille Launderville, Sharon Zakszeski, Carrie Moffett, Travis Cruse, and David Van der Vossen.

**Members Absent:** Stephanie Bodmer and Chip Herring Excused

**Staff Present:**

Nicole Morgan, Assistant City Manager

Anthony Forte, Administrative Assistant

Suzanne Price, Zoning Technician

**AGENDA:**

**A motion was made by Sharon Zakszeski, and seconded by Carrie Moffett, to approve the Oct 17, 2023 agenda.**

**Motion carried 5-0**

**MINUTES: Aug 8, 2023**

**A motion was made by David Van der Vossen and seconded by Sharon Zakszeski, to approve the minutes of the Aug 8, 2023 with amendments. Carrie Moffett abstaining from voting due to not being present at last meeting. Motion carried 4-0**

**PUBLIC COMMENT:**

**Kathy Curtis 720 Colonial Rd BSL.** Ms. Curtis passed out a handout with details about native and nonnatives plants to the area. She would like to see builders using only native plants on sites within the city. Ms. Curtis also spoke about invasive plants that she feels should be removed from the City's list of approved plants.

**Annette Flanders 880 North Shore Dr. BSL.** Ms. Flanders had questions about repairing and rebuilding docks located on Lake Patricia. Ms. Morgan explained The City's ordinance mimics the States ordinance. She also stated there are minimum requirements to meet National Floodplain Insurance Program. Ms. Morgan explained 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. She also explained about a Conditional Letter of Map Revision (CLOMAR), and the State issued the City a CLOMAR. She also stated that after the reconstruction of the dams is complete that a Letter of Map Revision (LOMAR) would

be issued. A new study will be done after the completion of the dams and that could possibly cause the floodway to shrink. The remapping is done by an engineer within 6 months of the completion of the dams.

**OLD BUSINESS:** None

**NEW BUSINESS:** General UDO Updates – Discussion. Ms. Morgan talked about revisions to the table of uses. Parking in Article 7, landscaping, revisiting the plants list. Some discussion on some of what has updated and what still needs to be worked on updating.

**OTHER BUSINESS:** None

**Discussion:** City Center work done by Planning Board. Would like feedback from the Board of Commissioners. There has been no new information on a grocery store. More rooftops are needed to support a grocery store. Some discussion on sewer coming into the City and pros/cons of that happening.

**Announcements:** Ms. Morgan informed the Board that she would be giving them reports on pre-application meetings and minor site plans that are being reviewed. There are House Bills that need to be watched for updates. NCDOT did a traffic study at HWY 87 and Fifty Lakes and that intersection does not warrant a stop light. The City has put in for multiply intersection improvements with the State Transportation Improvement Plan (STIP).

**A motion was made by Sharon Zakszeski, and seconded by David Van der Vossen, to adjourn the meeting at 7:35 P.M.**

**Motion carried 5-0**

*Respectfully submitted by,  
Suzanne Price*