



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

➤ **CALL TO ORDER:**

- The Planning Board meeting was held at City Hall on November 14 2023. Chairman, Lucille Launderville, called the meeting to order at 6:31 p.m.

➤ **PLEDGE OF ALLEGIANCE**

➤ **ATTENDANCE:**

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

Staff Present:

- Nicole Morgan, Assistant City Manager
- Anthony Forte, Administrative Assistant
- Suzanne Price, Zoning Technician

➤ **AGENDA:**

- **A motion was made by David Van Der Vossen to amend the agenda to include a CLOMAR study under old business and Lucille Launderville motioned to amend the agenda to include grocery store under New Business. Sharon Zakszeki seconded.**

A motion was made by Sharon Zakszeski, and seconded by Chip Herring, to approve the November 14, 2023 agenda as amended. Motion carried 5-0

➤ **MINUTES: November 14th, 2023**

- **A motion was made by Sharon Zakszeki and seconded by Stephanie Bodmer, to approve the minutes of the November 14, 2023 with amendments. Motion carried 5-0**

➤ **PUBLIC COMMENT:** None.

➤ **OLD BUSINESS:**

1. CLOMR Study

The Planning Board engaged in a discussion regarding the Conditional Letter of Map Revision (CLOMR) study associated with the dam project. During the discussion, David Van Der Vossen requested that the board consider asking the engineer to initiate the CLOMR study earlier in the process. Nicole provided an update, noting that the CLOMR study is already an integral part of the approvals for the dam project.

➤ **NEW BUSINESS:**

1. Discussion - City Center

The Board of Commissioners has been duly notified of the possibly city center locations. No specific feedback has been received from the Board of Commissioners at this time. It was communicated that the North Carolina Department of Transportation (NC DOT) does not warrant a stoplight at the corner of HWY 87 and Fifty Lakes Dr. However, the possibility of a turning lane is being proposed. Further discussions will be conducted to explore this option.

2. Discussion – General UDO Updates

The Planning Board conducted a comprehensive review of the current Unified Development Ordinance (U.D.O.) and discussed the existing permitted uses. Notably, it was observed that the U.D.O. lacks a specific section addressing City Center uses. The board went through each permitted use in the U.D.O. and identified highlighted uses requiring modification. These proposed changes were discussed, and it was agreed that Nicole will compile a list for consideration at the next meeting. Nicole, will bring an updated table of permitted uses to the next meeting for the board's review.

3. Grocery Store

Lucille Launderville addressed the board, expressing concerns about the city being classified as a food desert. She emphasized the need for initiatives to attract grocery stores or other businesses that can address this issue.

➤ **OTHER BUSINESS:**

Pre - Application Meetings:

Nicole has been actively engaging in pre-application meetings particularly with contractor offices. The purpose of these meetings is to allow interested parties a detailed plan of what will be required for their proposed projects and how they will need to meet the city's ordinances.

Legislative Updates:

Nicole provided insights for House Bill 488, specifically highlighting its impact on residential properties within the city. She confirmed the city will no longer enforce square footage regulations on all structures in the residential code for One and Two Family Dwellings. It was emphasized that this change pertains exclusively to residential properties and not affect the enforceability of square footage regulations for commercial properties.

➤ **Announcements:**

None

➤ **Adjourn**

A motion was made by Sharon Zakszeski, and seconded by Carrie Moffett, to adjourn the meeting at 9:02 P.M.

Motion carried 5-0

*Respectfully submitted by,
Anthony Forte*