



City of Boiling Spring Lakes
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Planning Board
Dec 13, 2022
6:30 P.M. ~ City Hall

CALL TO ORDER:

The Planning Board meeting was held at City Hall on Dec 13, 2022. Chairman, Lucille Launderville, called the meeting to order at 6:30 p.m.

ATTENDANCE:

Members Present: Lucille Launderville, Sharon Zakszeski, Carrie Moffett, Stephanie Bodmer
Joan Kinney, Chip Hering, Travis Cruse

Members Absent:

Staff Present:

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

AGENDA:

A motion was made by Chip Hering, and seconded by Sharon Zakszeski, to approve the Dec 13, 2022 agenda, with the addition of the Lake Golf Club added under old business.

Motion carried 5-0

MINUTES – Nov 15, 2022

A motion was made by Sharon Zakszeski and seconded by Carrie Moffett, to approve the minutes of the Nov 15, 2022 meeting.

Motion carried 5-0

PUBLIC COMMENT: None

OLD BUSINESS:

1. **GROCERY STORE INFO:** Mark Bloomer reported there have been no new developments on the grocery store.
2. **THE LAKES GOLF CLUB:** Lucille Launderville asked Mark Bloomer what was the status of the Lakes Golf Club. Mr. Bloomer explained that the city was waiting on Mr. Dutton to submit additional plans from the TRC Review comments. Ruth Bek explained to the board that comments made in the TRC Review needed to be addressed to comply with

the city's UDO. Mr. Bloomer will make contact with Mr. Dutton to check on the additional information needed to move forward.

NEW BUSINESS:

1. **Welcome New Members:** Travis Cruse (Builder) and David Van der Vossen (Engineer).
2. **City Center Plan Permitted or Conditional Uses:**
Mark Bloomer suggested that the City Center (CC) be located on Sunset Road and W. Boiling Spring Road because both roads have sewer and water available. Mr. Bloomer also stated it might be a good plan to wait until the city has a grant for City Center plans. Chris Frazer BSL Assistant to City Manager and Grants Committee told the Board that the RCP Grant could be announced as soon as next month or could be as late as October. There was discussions on whether a grocery store would be included in the CC.

Gordon Hargrove BSL City Manager, commended the board on the direction it is taking by looking to the future needs of the city. He suggested that a possible location for the CC could be located on HWY 87 and Sunset Rd. He shared his thoughts that the CC could run from new Police Department to the Mitch Prince Bridge. Keeping in mind that HWY 87 is a NCDOT Road. Mr. Hargrove believes once the construction on the dams begin there will be a boom in development. It was suggested that the CC include HWY 87 from Thrift Store to W. South Shore, having walking areas to get the Community Center, also including W. Boiling Spring Road and Sunset Road. A suggestion was to look at other City Center to get ideas on what the city would like.

The board asked Mr. Bloomer to find out how far down 87 the sewer extends. The water and sewer makes parcels more appealing to developers.

Ruth Bek BSL Chief Building Inspector explained to the board that in any rezoning/changing of the permitted use a business that is already established would be allowed to remain even if the zone or permitted use changes. The property then becomes a non-conforming property. However if the business closes or leaves and the building is vacant for 180 days the new business would then have to conform to the new zoning or permitted uses.

Discussion: There was discussions on what was wanted in the CC such as walkable areas, resturants with outside dining, bike paths, shopping, etc. What kind of vision was wanted. Members of the board questioned should a CC zone be created, by rezoning the area of the CC or should the permitted uses just be changed. The board was advised that to have developers input would be of great service. Delvelopers could look at different parcels

The board planned a workshop for January 21, 2023 to work on different areas of a CC such as location, vision and permitted uses. The board would like to include builders, developers and the public to have the input about a CC.

Announcements: None

A motion was made by Chip Hering, and seconded by Sharon Zakszeski, to adjourn the meeting at 7:56 P.M.

Motion carried 5-0

*Respectfully submitted by,
Suzanne Price*