



**Planning Board Meeting Minutes
February 10 , 2026
City Hall – 6:30 PM.**

1. Call to Order

The meeting was called to order by Chair Launderville at 6:30 PM.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

Attendance

Lucille Launderville

Travis Cruse

Sharon Zakszeski

Stephanie Hanson

David Van der Vossen

Chris Sekula

Absent Carrie Moffett

Nicole Morgan, Assistant City Manager

Jim Stachura, Stormwater Engineer

Tanya Shannon, City Clerk

Kim Sherwood Board Liaison

Wes MacLeod, Anchorpoint Planning

Chair Launderville excused Ms. Moffett absence from the meeting

3. Approval of Agenda

Mr. Van der Vossen requested that a discussion on Planning Board appointments and reappointments be added to the agenda under New Business. A motion was made by Ms. Zakszeski to approve the agenda as amended and seconded by Ms. Hanson. **Vote 5-0; Motion Carried.**

4. Potential Conflict of Interest/Association Disclosure

If any Board member knows of any conflict of interest or association with any item on this agenda, please so state at this time. None stated.

5. **Approval of the Minutes**

A motion to approve the minutes from the January 13, 2026, meeting was made by Mr. Van der Vossen and seconded by Mr. Cruse. **Vote 5-0; Motion carried.**

Mr. Bodmer noted that after last month's meeting, she obtained approval from the property owner for the Ward Contractor's Office and Storage to inspect the site and remove Venus flytraps for preservation.

6. **Public Comments**- none

7. **Old Business**

Comprehensive Land Use Plan

- A. Review -Draft Chapter 4
- B. Future Land Use Input

The next meeting with Mr. MacLeod is planned for May. He mentioned that before then, the Board will receive the last two chapters (5 and 6) along with the timeline chart. He also said the project was budgeted for two fiscal years. Mr. MacLeod reviewed the results from the Public Input Meeting. When Mr. Van der Vossen asked about the process, Mr. MacLeod explained that groups used a dot system to prioritize the top assets and desires. The final results will be included in the plan.

Final Results:

Assets

Lakes / Green Space — 7
Protection of Nature and Wildlife — 5
City Staff and Community Citizens / Volunteers — 4

Issues

Lack of Retail and Commercial — 8
Lack of Developer Control / Mismatch — 7
Clearcutting — 6

Desires

Strategic Economic Development (grocery, restaurant) — 7
Infrastructure to Support Development — 4
Walking Path and Pedestrian Path — 4

Draft Chapter 4 Review

Community Facilities: Water Supply System Status and Trends

Chair Launderville asked about the current issues with sewer permits in Brunswick County. Ms. Morgan explained that new sewer permits are on hold while the county works to resolve the problem. Mr. MacLeod added that the hold likely applies to extensions but should not affect existing lines. He will also provide a status note in the chapter on water and sewer capabilities and any potential risks.

Stormwater System:

Mr. Van der Vossen requests clarification in the Stormwater System section on page 38 regarding improvements to system functions and resilience to withstand at least a 25-year storm event. He notes that the Dam section lacks a comparable discussion, despite recent engineering evaluations of the dams. Clarification is sought on the storm event return period for which the dams are designed, including capacity considerations, despite uncertainty about the exact return period. He asserts that this section requires further clarification. Mr. MacLeod proposes adding context concerning the dam design storm return period.

Transportation:

- Chair Launderville clarified that Highway 87 is subject to DOT control. Mr. MacLeod confirmed and said the City may issue a resolution of opposition.
- Turning lane “complete” on Highway 87 and Fifty Lakes noted Ms. Sekula; Wes to update page 39.
- The clarification for Boiling Spring Rd. should include 'East' on page 40.
- Pavement Assessment discussed; undeveloped roads inclusion should be noted and the number of houses needed for pavement.
- Potential Update data on Wastewater Volume- Brunswick County Utilities to 2025 if the data is has been updated. page 36.
- Clarification needed on 2021 data reference under Wastewater System; page 36. Mr. MacLeod made a note and said it may be a typo.

Bicycle and Pedestrian Facilities:

- Add links for diagrams and make plans more accessible.
- Adoption of the bike/pedestrian plan was confirmed.
- Clarify status of pavement assessment plan.

Emergency Services:

- No issues noted.

Parks and Recreation:

- Tagging parks and locations.
- Add senior center and library to Parks and Rec.
- Add Community Center to list of facilities.
- Add Disc Golf.
- Consider interactive plan with links or PDF.

City Departments- Future Needs Summary

Mr. MacLeod pointed out the summary's purpose as stated in the proposed plan:

“The following departmental summaries are provided for informational and planning purposes only. They are intended to help identify trends, future service demands, and facility considerations as the City of Boiling Spring Lakes continues to grow. All decisions related to staffing levels, capital improvements, equipment purchases, and budget allocations fall solely under the authority and discretion of the Board of Commissioners. These summaries are not directives, but tools to help ensure the Comprehensive Land Use Plan reflects realistic long-term needs across City services.”

- Concerns about tone of department descriptions on page 45.
- Add clarification that feedback is based on staff surveys.
- Remove specific mention of "Police Department" as requested.
- Include wording that it is strictly just assessments and feedback from the Department.
- Planning position tabled due to budget restraints.
- Clarify factual needs versus survey results.

Future Land Use Map

- Reviewed current map.
- Discussed adding more conservation areas.
- Reiterate that the Max height limit is stated as 48 feet.
- Residential types overview: mostly single-family homes; condos should be considered.
- Zoning changes needed for duplex/triplex.
- Impact on neighborhoods discussed.
- Recommendation to keep document flexible.

Next Steps

- Receive Chapter 5 in April.
- Chapters 5 and 6 to be reviewed in May.

7. New Business

Discussion on how appointments are made for the Planning Board. Mr. Van der Vossen thought that in the past, when a voting member's term ended, the alternate would move up to the voting position, and the other member would become the alternate. He wondered how the process works if the same people are reappointed to the same position and how the alternate can move up. More clarification is needed.

8. Other Business : No additional business.

9. Announcements: None

10. Mr. Van der Vossen moved to adjourn, and was seconded by Ms. Zakszeski. ***Vote 5-0; Motion Carried.***

Meeting adjourned at 8:11 PM.

Respectfully submitted by Tanya Shannon, City Clerk