



Planning Board Meeting Minutes
April 16 , 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
Stephanie Hanson
David Van der Vossen
Carrie Moffett

Absent

Chris Sekula (excused)
Sharon Zakszeski (excused)

Nicole Morgan, Assistant City Manager
Tanya Shannon, City Clerk
Kim Sherwood, Board Liaison

Chair Launderville excused the absences of Ms. Sekula and Ms. Zakszeski from the meeting. Mr. Cruse submitted his resignation in writing, effective on April 14th. Mr. Van der Vossen will take his place as a voting member, and Ms. Sekula will move to 1st Alternate.

3. Approval of Agenda

A motion was made by Ms. Hanson to approve the agenda, and seconded by Mr. Van der Vossen. Vote: **4-0; Motion Carried.**

4. Potential Conflict of Interest/Association Disclosure

No member indicated any conflict or association with any item on this evening's agenda.

5. Approval of the Minutes

Mr. Van der Vossen moved to approve the minutes of March 10, 2026, with Ms. Hanson seconding the motion. Ms. Moffett abstained, as she was absent from the previous meeting. **Vote: 3-0; Motion Carried.**

6. Public Comment

Ms. Kathy Curtis will provide her remarks during the New Business agenda item: Venus Flytrap Protections.

7. Old Business

A. Data Centers

Ms. Morgan explained that data centers are growing quickly due to rising demand for cloud computing, artificial intelligence, and digital infrastructure. The city's current ordinance does not define data centers, set specific standards for them, or address impacts like energy use, water consumption, building size, or how they operate. Right now, data centers may be grouped with industrial or utility uses and allowed in zoning districts without specific review. Staff has noticed more interest in building data centers in North Carolina and nearby areas. In response, some places have started discussions, changed their ordinances, or paused approvals to consider new rules. Without clear standards, the city may review proposals inconsistently, have trouble managing impacts, and risk allowing uses not fully covered by current regulations. Staff plans to look at zoning, compatibility with other land uses, infrastructure impacts (such as water, wastewater, and electricity), building size, site design, noise, environmental issues, and economic effects. Staff suggests the Planning Board talk about data center development, identify any other issues to research, and decide if approvals should be paused while new regulations are made.

Staff asks the Planning Board to share thoughts on a temporary pause, highlight key concerns for further study, and give guidance on what new rules should cover and how long they should last. She noted that there is a significant amount of information circulating and that she needs additional time to research and learn more. The board discussed the potential tax revenue, including conversations with finance directors about real and business personal property taxes, as well as depreciation. Ms. Morgan also referenced the City of Apex and its recent workshop, suggesting the possibility of holding a joint or public workshop locally. She observed that there is substantial public input regarding environmental impacts, and mentioned that some communities are enacting moratoriums until new ordinances can be developed.

Ms. Hanson expressed concerns that data centers could lead to higher energy bills for residents. Ms. Morgan confirmed that she has heard similar concerns, noting that increased energy usage could result in higher utility costs.

The board reached a consensus to request a moratorium on the development of data centers and crypto mining operations.

Ms. Morgan clarified that any moratorium must first receive approval from the governing board. Accordingly, she plans to formally request a public hearing next month to consider a moratorium on both data centers and cryptocurrency mining, given their interrelated impacts.

Ms. Moffett inquired about the appropriate time frame for the moratorium. Ms. Morgan suggested a period of 6 to 12 months, and the board ultimately agreed on a 12-month moratorium.

Ms. Moffett requested that more information be provided prior to holding a workshop or public input meeting.

Ms. Hanson asked whether Brunswick County is taking any action on this issue. Mr. Morgan stated she spoke with Ms. Helen Bunch and learned that while there is some related use, the county does not specifically address data centers in its ordinance. Ms. Morgan added that this is a controversial issue, with many residents opposed due to concerns about rising energy prices.

Ms. Morgan explained that the far west side of the city currently lacks access for such development. While data centers would need to be located in the industrial zone, there is presently no access available, and placement in that area would constitute spot zoning, which is not recommended.

Ms. Hanson made a motion to enact a 12-month moratorium on data centers and crypto-mining, which was seconded by Ms. Moffett. **Vote 4-0; Motion Carried.**

8. New Business

A. Venus Flytrap Protections

Ms. Morgan presented the City-initiated text amendment designed to support Venus flytrap conservation within the jurisdiction. Recognizing the City's unique ecological resources and its role in regional conservation, the proposed ordinance seeks to balance development with voluntary identification and preservation of Venus flytraps before land disturbance. Staff recommends approval, citing research and alignment with the City of Boiling Spring Lakes Comprehensive Land Use Plan and other adopted policies.

Ms. Kathy Curtis, representing Friends of BSL Parks and Recreation, delivered a brief presentation supporting the ordinance. After reviewing the draft with Commissioner

Sherwood and gathering input from the conservancy and other stakeholders, she reported widespread enthusiasm for its passage.

Ms. Curtis requested that language be added to include driveways, culverts, and rights of way in the ordinance.

Regarding UDO section 7.4.1 on plan submission requirements, Ms. Morgan clarified that business owners must submit landscape plans that include Venus flytraps, while homeowners are encouraged but not required to do so.

Homeowners are encouraged to identify and preserve Venus flytraps, but it is not mandatory.

Ms. Curtis asked if incentives could be included to encourage the preservation of Venus flytraps.

Ms. Curtis noted that Venus flytraps are protected on public land, but not on private property.

Mr. Van der Vossen recommended property owners acknowledge the presence or absence of Venus flytraps on their property and in rights of way.

Questions were raised about the time required to relocate Venus flytraps if identified. Ms. Morgan noted that a state permit is required for their removal.

Ms. Curtis agreed to consult Tyler Gramley, Vice President of the North American Sarracenia Conservancy (NASC), and Julie Moore of Venus Flytrap Champions to determine the time frame for relocation.

Ms. Morgan explained that relocation details would be handled through the application process, not included in the ordinance.

Ms. Hanson will provide contact information to Ms. Morgan for who to contact. Ms. Morgan will reach out to Mr. Gramley because she has his contact information.

Ms. Morgan will also include Venus flytrap information on the driveway permit application.

Ms. Moffett asked about what if they do not comply.

Ms. Morgan explained that, legally, the City cannot require action if Venus flytraps are on private property, but encourages preservation or relocation without disturbance.

Ms. Curtis described collaborating with Mr. Gramley and Mr. Stachura, the City's stormwater engineer, to coordinate mapping and conservation efforts for Venus flytraps.

Ms. Morgan suggested administrative modifications such as reduced landscape or parking requirements as possible mitigation measures to protect Venus flytraps, consistent with state allowances.

Commissioner Sherwood asked about landscape plan accuracy. Ms. Morgan confirmed that plans must be updated if Venus flytraps are found.

Ms. Hanson requested that additional information about Venus flytrap identification be provided to property owners and for areas directly adjacent or in rights of way.

Mr. Van der Vossen moved to approve the ordinance amendment and Option A for the Plan Consistency and Reasonableness Determination Statement. Ms. Hanson seconded the motion. **Vote 4-0; Motion Carried.**

Ms. Morgan will return next month with proposed incentives for Venus flytrap conservation.

9. Discussion

The board also briefly discussed the status of HB 765, which is considered dead for now, and the ongoing issue of sewer capacity and potential development impacts.

Updates were provided on potential new developments, including a campground and a business park, as well as discussions regarding a large residential property sale and previous development plans.

10. Announcements

None

11. Adjourn

A motion was made by Ms. Moffett to adjourn and seconded by Ms. Hanson.
Vote 4-0; Motion Carried.

-7:45 pm

Respectfully submitted by Tanya Shannon City Clerk