



City of Boiling Spring Lakes
9 East Boiling Spring Road
Southport, NC 28461

STAFF REPORT

Agenda Date:

January 6, 2026

Title:

Public Hearing - Text Amendment (TX-2025-08) - UDO Article 7, Section 7-13 – Parking Ratios

Department(s):

Assistant City Manager/Planning & Zoning Dept.

Background Information:

The City has initiated an amendment to Article 7, Section 7-13 of the Unified Development Ordinance aimed at reducing or revising parking minimums for various non-residential uses to promote economic vitality, support sustainable design, and reduce environmental impacts. Under the City's current ordinance, minimum parking ratios are required for all non-residential uses based on square footage and/or type of use. While these standards were put in place to ensure adequate parking availability, they can become a barrier to new commercial development, particularly in areas where the demand for parking has been overestimated. Strict requirements may lead to inefficient land use, where surface parking can take up valuable space that could be used for other productive purposes, such as pedestrian pathways, increased landscaping, etc.

Currently, the City faces challenges attracting new commercial investment, particularly in the C-1 zoning district. The existing parking requirements often lead to parking lots that can remain underutilized and detract from the overall vibrancy of the area. Many cities in the region have adopted more flexible parking ratio requirements. Efforts to provide more flexibility often fosters sustainable development, while reducing environmental impacts. Parking lots are a significant source of impervious surfaces, which contribute to increased stormwater runoff, and large parking lots absorb and retain heat.

After a review of the parking ratio table, staff believes several amendments are necessary in an effort to align our standards with regional trends and be well-positioned to promote economic growth while reducing environmental impacts.

At their duly held meeting on November 10, 2025 the Planning Board voted unanimously to recommend approval of the proposed amendments to Article 7, Section 7-13.

Financial Impact:

Cost to advertise for the required public hearing.

Recommendation:

None at this time. Public hearing only.

Action Needed:

No action at this time. Public hearing only.

Attachments:

Proposed Text Amendment: Article 7, Section 7-13 - Parking Ratios
Plan Consistency & Reasonableness

Proposal:

Proposed language is identified by underlined text and language to be deleted is identified by strikethrough.

Sec. 7-19. – Parking ratios.

| Classification | Off-Street Parking Requirements |
|--|--|
| Banks and consumer financial services | One space per 200 <u>250</u> square feet of gross floor area |
| Eating establishments | One space per 200 square feet of gross floor area <u>(including outdoor eating areas) and 1 per 300 SF for kitchen (public areas and storage excluded)</u> |
| <u>Mini storage units</u> | <u>Minimum of 5 or 1 per 100 storage units, whichever is greater</u> |
| <u>Public parks</u> | <u>As determined by the Planning Director in consultation with the Parks and Recreation Director</u> |
| Retail Sales Except Those Listed Below | One space per 200 <u>250</u> square feet of gross floor area |
| Retail sales of bulky items which require high rates of floor space to the number of items offered for sale such as antiques, appliances, art, bicycles, carpet, floor covering, furniture, motorcycles, paint, upholstery, and similar uses | One space per 300 <u>350</u> square feet of gross floor area |
| Retail uses dealing primarily in service or repair | One space per 200 <u>250</u> square feet of gross floor area |

PLAN CONSISTENCY & REASONABLENESS DETERMINATION

In accordance with NCGS, zoning regulations shall be made in accordance with a comprehensive plan and shall be designed to promote the public health, safety, and general welfare. Prior to adopting or rejecting any zoning amendment, a statement regarding plan consistency shall be adopted.

- (A) X The Planning Board hereby recommends approval of the proposed amendments to the Unified Development Ordinance and finds that it (i) is consistent with the City's comprehensive plan (2017 Land Use Plan), which states "the City shall update the Unified Development Ordinance (UDO) to address legislative changes, site plan review standards, subdivision regulations, dimensional standards, and other items deemed necessary by the Planning Board, Board of Commissioners, and City staff" and; (ii) that it is in the public interest because it will advance the public health, safety, and welfare of the City of Boiling Spring Lakes by helping to improve economic vitality and reduce environmental impacts.
- (B) The Planning Board hereby recommends denial of the proposed amendments to the Unified Development Ordinance and finds that (i) it is not consistent with the City's comprehensive plan (2017 Land Use Plan) and all other applicable plans and policies adopted by the City for the following reasons: _____ and/or (ii) it is not in the public interests for the following reasons: _____

Motion to Recommend Approval (A) X Motion to Recommend Denial (B)

(For 5 Against 0 Abstained)