



City of Boiling Spring Lakes
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Planning Board
June 11 2024
6:30 P.M. ~ City Hall

➤ **CALL TO ORDER:**

- The Planning Board meeting was held at City Hall on June 11, 2024. Chair, Lucille Lauderville, called the meeting to order at 6:31 p.m.

➤ **PLEDGE OF ALLEGIANCE**

➤ **ATTENDANCE:**

- **Members Present:** Lucille Lauderville, Carrie Moffett, Stephanie Bodmer, Travis Cruse and Shellie Teubner
- **Members Absent:** David Van der Vossen; Excused

Staff Present:

- Nicole Morgan, Assistant City Manager
- Anthony Forte, Administrative Assistant

➤ **AGENDA:**

- **A motion was made by Lucille Lauderville to amend the agenda to include city center under old business and seconded by Stephanie Bodmer. Motion Carried 5-0.**

➤ **MINUTES: April 16th, 2024**

- **A motion was made by Carrie Moffett, and seconded by Stephanie Bodmer to approve the April 16th meeting minutes. Motion carried 5-0.**

➤ **PUBLIC COMMENT**

- None.

➤ **OLD BUSINESS:**

- None

➤ **NEW BUSINESS:**

- None

➤ **OTHER BUSINESS:**

- None

➤ **Discussion**

- **E.T.J.** – The Planning Board inquired about the extra territorial jurisdiction (E.T.J.) and Ms. Morgan explained to them what it stood for and how the city of Boiling Spring Lakes does not have their own.
- **Traffic Impact Analysis** – Ms. Morgan stated a traffic impact analysis is required for development that generates more than 1,500 trips per day. Any T.I.A’s submitted to the city would be reviewed by NCDOT and the city to analyze it’s adequacy in solving any traffic problems that will occur due to the proposed use.
- **Tree Preservation Ordinance** – The Planning Board expressed concerns that lots in town are being completely cleared. They would like to look into having our tree ordinance changed to combat the spike in tree removal in town. Ms. Morgan explained the city does not allow parcel owners to clear cut their lots. They must receive a tree removal permit from the city prior to any tree greater than 8 inches being removed. City staff requires documentation from applicants first, before our inspectors complete their site inspections. The Planning Board requested Ms. Morgan look into other municipalities and their tree ordinances to see if the city can implement additional tree preservation measures.
- **City Center** – The Planning Board spoke again on the Board of Commissioners not providing feedback to the work the Planning Board completed on the proposed city center. Mrs. Launderville would like feedback from the Board of Commissioners on the location of the city center and if they are not moving forward on the project, then why was there a big push to get this completed.
- **Fifty Lakes Development** – Ms. Morgan stated she does not have any new updates on this development. The board discussed the city’s Land Use Plan and Ms. Morgan stated the board should consider updating the plan every five years or so.
- **Grocery Store** – No update at this time on a grocery store being built within city limits.

➤ **Announcements:**

None

➤ **Adjourn**

A motion was made by Sharon Zakszeski, and seconded by Stephanie Bodmer, to adjourn the meeting at 7:44 P.M. Motion carried 5-0.

*Respectfully submitted by,
Anthony Forte*