



City of Boiling Spring Lakes

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Special Call Planning Board

July 19, 2024

9:00 A.M. ~ City Hall

CALL TO ORDER:

The Planning Board meeting held at City Hall on July 19, 2024. Chair, Lucille Launderville, called the meeting to order at 9:00 a.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE:

Members Present: Lucille Launderville, Sharon Zakszeski, David Van der Vossen, Stephanie Bodmer, Travis Cruse and Shellie Teubner

Members Absent: Carrie Moffett; Excused

Staff Present:

Nicole Morgan, Assistant City Manager

Suzanne Price, Zoning Technician

AGENDA:

A motion made by **Sharon Zakszeski** and seconded by **David Van der Vossen** to approve the July 19, 2024 agenda. Motion Carried 5-0.

NEW BUSINESS:

Text Amendment – Article 7; Section 7.29

Nicole Morgan presented a citizen initiated text amendment for Article 7: Section 7.29. The amendment would allow undeveloped parcels of twenty-five (25) or more to have trees removed before plan approval. Once Ms. Morgan presented this, she turned over to the board for discussion. Ms. Morgan did explain that the street yard and buffers are still required.

Mr. Scott Teubner, the property owner, spoke to the board. Mr. Teubner explained the vision he and Mr. Rodney Fowler (his business partner) have for the parcel. Mr. Teubner explained that by

removing the trees, it would speed up the process of the development. Ms. Morgan explained that there are significant trees on the property and those trees will have to be mitigated, or kept.

There was a question of why a variance was not requested, instead of the text amendment. Ms. Morgan reminded the board that the Unified Development Ordinance (UDO) does not have anything for a variance, that could have been applied for. The changes are needed, so permits can be issued. Although Article 7; Section 7.29, requires permits for the removal of any tree > 8" DBH the ordinance does not outline the specific permit requirements for the properties without approved development plan.

A Board Member asked why there was a special meeting called instead of waiting for the regular meeting. Mr. Rodney Fowler explained that he and Mr. Teubner has been in communications with a grocery store about a location on Highway 87. Mr. Fowler explained to the board that being able to show that they had the property available would help to attract a grocery store to our city.

There was a discussion about what other requirements there should be, such as no subdividing, a need to have a bond for replanting, to replant trees if no progress in 24 months. Also discussion on the gaps in time from beginning to end of project. The city has no ordinance requiring replanting. The board wants to make sure significant trees are saved.

A motion to recommend approval made by **Sharon Zakszeski**, second by **Travis Cruse**. Motion carried 4 to 1 with **David Van der Vossen** opposing.

Adjourn

A motion was made by **Sharon Zakszeski**, and seconded by **David Van der Vossen**, to adjourn the meeting at 9:50 A.M. Motion carried 5-0.

*Respectfully submitted by,
Suzanne Price*