



**City of Southport  
Planning Board Regular Meeting  
Southport Community Building  
223 E Bay St  
Southport NC 28461  
August 21, 2025,  
6:00 pm**

**MINUTES**

**Present Members:** Chair Lawrence N. Ashley, Vice Chair Fred Fiss, Maria Horton, Ed Ekert, Doug Luehe (Remote), John Bove, Bob Lambert, Kevin Locklin (Remote)

**Staff Present:** Maureen Meehan, Planning Services Director; Wendell Biddle, City Planner; ChyAnn Ketchum, Public Information Officer; Tori Deviney, City Clerk

**Absent:** None

**A. Call to Order**

Chair Ashley called the meeting to order at 6:00 p.m.

**B. Pledge of Allegiance**

Chair Ashley led members in the recitation of the Pledge

**C. Approval of Minutes**

- a. July 17, 2025, Planning Board Meeting Minutes pgs. 2-8

**A motion was made by Mr. Bove and seconded by Ms. Horton to approve July 17, 2025, Planning Board Meeting Minutes pgs. 2-8.**

**The motion carries unanimously**

Chair Ashley inquired of City Clerk Deviney if there was audio to determine how those Planning Board members, who were in attendance remotely, could share how they would be casting their votes.

City Clerk Deviney stated that she did not have the audio for those members but would phone them to obtain their votes.

#### **D. Approval of Agenda**

**A motion was made by Mr. Bove and seconded Ms. Horton, to adjust the Approval of the Agenda to follow New Business.**

**The motion carries unanimously**

#### **E. Public Comment**

**A motion was made by Ms. Horton and seconded by Mr. Bove to open the floor to Public Comment.**

**The motion carries unanimously**

*Shirley Sullivan 5002 Seaward Ct.*

Ms. Sullivan expressed concern for the Home2 Suites Hotel and noted the variances in the language outlined in the Unified Development Ordinance (UDO); the traffic pattern currently in place and its inefficiencies regarding safety; and emphasized the need for further review of the plan to encompass all safety concerns.

**A motion was made by Mr. Bove and seconded by Mr. Lambert to close the Public Comment portion of the agenda.**

**The motion carries unanimously**

#### **F. New Business**

##### **1. MSP-25-01 – Home2 Suites**

Chair Ashley introduced the major site plan for the Home2 Suites Hotel; and outlined the steps and procedures for approving the proposal; and noted that there would not be a public hearing regarding the item; and shared that the Board would be open to questions; and asked if Kevin Locklin was present.

City Clerk Deviney shared that she was unable to raise Mr. Locklin via phone.

City Planner Biddle shared background concerning the major site development of Home2 Suites at the corner of J Swain Blvd and Eason Street in Southport; and addressed the issues presented by the public speakers; and spoke to the background regarding the precedent with the variance; and shared that variances are Quasi-Judicial Hearing Proceedings and do not set precedence as they are only concerned with particular land parcels and each is determined on a case-by-case basis; and spoke to crime and concerns about fire safety, and shared that

Southport Fire and Police Departments would be able to address those concerns and were beyond the purview of this Board.

Mr. Fiss inquired about why the meeting was not scheduled in the Community Building given the technological setbacks.

City Clerk Deviney shared that the City's Public Information Officer was out on leave and Staff will provide the best assistance possible.

City Planner Biddle thanked the Board and residents for their patience as they work through the technology issues; and spoke to the application submitted for a four-story, 103 room, hotel within the Highway Commercial Zoning District; and provided language covered under Section 3.1 that was permitted "by rights", specific use standards; and shared that land use options are either permitted or prohibited; and noted that if they were permitted, they may require Specific Land Use standards associated with them, or permitted "by rights"; and noted that this proposal has been permitted by rights with Specific Land Use standards; and spoke to the process and the efforts of Staff to complete each requirement.

Chair Ashley addressed the issues of the public not being able to view the slide show due to technological issues and invited members of the public to view his laptop or ask the Board for further information regarding any topic addressed.

City Planner Biddle thanked the members of the Board and members of the public present for their patience and offered them his laptop for slide viewing; and restated his previous comments concerning the information reported for clarity (not having slides to show to members of the public).

Chair Ashley asked Mr. Biddle to define the term "by rights" for the member of the public present.

City Planner Biddle shared that "by rights" standards were part of the zoning process, and is the difference between a minor and major land use standard; and noted that the determination was based on impervious ground cover; and shared an example noting that if a structure was 10,000 square feet or more, it would be considered a major land use standard; and noted other such examples for clarity of reason; and spoke to the Planning Board's procedure for approving major site plans and the time line to completion for that process; and noted five requirements to meet the variance process standards:

1. The lot size shall be a minimum of one acre;

2. The primary means of ingress and egress shall be via major thoroughfares as distinguished by the Brunswick County Comprehensive Transportation Plan;
3. The property shall have a minimum of 200' of frontage on a major thoroughfare;
4. Any building on-site must be a minimum of 200' from any Residential District;
5. In the Hybrid Commercial District building height may exceed 40' if approval by the Board of Adjustment and if the building satisfies the following criteria;
  - a. The City of Southport Fire Chief finds that the City can provide adequate safety fire protection;
  - b. Buildings that exceed 40' in height and are located on parcel adjacent to residentially zoned properties must have an additional one-half increase;

City Planner Biddle noted that Section (b) was not applicable in this case; and spoke to the pre-application process; and shared that three of the lots outlined did not meet requirements; and noted those specific use standards would be considered at a later date; and spoke about the zoning history of the location from 2004, noting the development of Dutchmen Village was intended for Commercial Zoning; and shared the Declaration of Covenants and provided clarity regarding covenants and the process for how they were reviewed to ensure the project was within scope; the UDO prescribed concerning motels/hotels; fire use standards; and noted the process of the Quasi-Judicial Hearing, to which the project was considered unfavorable to suit the needs on US 211; and shared the Board of Adjustment's findings that included:

- Color of the façade;
- Parking lot design;
- Pedestrian consideration;
- Compliance to lighting, landscaping, signage, and stormwater potential considerations;

And spoke to the requirements of the Planning Board to evaluate the above considerations; and noted the size and dimensions of the structure; and discussed variance approval; the ITE traffic generation standard, which estimates a daily total of 347 vehicles entering the development; the current UDO standard stipulations including the number of vehicles to a development, traffic pattern redesign; and noted that if a development projected to produce a volume of 500 trips the development would require a traffic analysis performed by an engineer; and shared what the analysis would provide to meet the standards conducive to the overall project; and spoke about the current traffic pattern and the findings of the traffic analysis to ensure future traffic impediments were curtailed; and shared the proposed site plan map, the 125 parking spaces; and adequate measures concerning pedestrian safety including sidewalks; the addition of ten light poles not exceeding 20' in height.

Mr. Ashley inquired about additional light poles and if they were within the City's ordinance guidelines.

City Planner Biddle shared additional specifications of the proposed light poles; and noted they were well within the guidelines stipulated in the ordinance.

Ms. Horton shared a picture of the lamp posts proposed in the plan and noted that the light emanating from the lamps projects downward to avoid adding to light pollution.

City Planner Biddle spoke to the parking lot and noted that prior to obtaining a building permit, the two lots would need to be combined.

Mr. Bove asked for clarity concerning Recombination as he believed it was to occur before the Technical Review Committee (TRC) Approval and if the timing had changed; and referenced pg. 36 of the packet.

City Planner Biddle shared the application process in relation to Recombination before TRC Approval; and noted that the packet contained an error and that TRC Approval would not occur before Recombination; and shared the timing to completion.

Ms. Horton shared that the TRC response to the attorney states that it must occur prior to the acknowledgement from the attorney.

City Planner Biddle shared that before a Certificate of Occupancy (CO) can be issued a Zone Compliance would need to be obtained; and noted that he would be party to that process.

Mr. Ashley shared that before hearing questions and concerns from the Board, he asked the applicants to share any comments.

*Applicant Lowel Larson stepped to the podium.*

Mr. Larson shared that his presence was to accommodate any questions or concerns from the Planning Board.

Chair Ashley opened the floor to questions and comments from Board members.

Mr. Luehe spoke to the assessment regarding traffic patterns and inquired if there had been any previous assessments conducted that could be used in tandem with this assessment to understand the nuances as it touches on the goals set for the Comprehensive Plan.

Chair Ashley noted that the current Comprehensive Plan was in a draft phase; and noted that it requires a final approval by the Board of Aldermen.

Mr. Luehe spoke to the 2023 version and emphasized that his concern was for having full occupancy at the proposed site; traffic impacts to downtown Southport; and consideration with respect to evacuation standards; and

questioned whether any consideration was given to that safety issue concerning impacts on infrastructure.

City Planner Biddle discussed traffic patterns and impediments to downtown Southport; and noted that the proposed site as stipulated in the analysis did not pose traffic impediments to the downtown area as the study concluded that traffic from the site would not exceed 500 vehicles within a 24-hour period; and could not speak to the direction or destinations of vehicles.

Chair Ashley shared that to speculate on the number of individual destinations of vehicles, either entering or leaving the site, would be beyond the purview of the Board.

Ms. Horton underscored the importance of Mr. Luehe's question; and inquired about Brunswick County's role in reviewing impediments to City infrastructure when new construction is proposed; and asked how the Planning Board would submit new numbers concerning new projects so HWYs 211 and 87 are configured adequately for evacuation and emergency situations.

Planning Services Director Meehan shared that the County does meet with NCDOT, bi-monthly, to address these concerns.

Ms. Horton noted that the present proposal for the hotel was not required to conduct traffic analysis; and expressed concerns regarding impacts on residential and commercial districts; and asked about the methods implemented by the County that determine when a traffic analysis is necessary for new construction.

Planning Director Meehan shared that the applicants were not required to conduct a traffic analysis but opted to cover the costs so that one could be conducted to emphasize the impacts posed by the new construction; and spoke to the County's method of decision-making when traffic analyses should be completed; and noted that the County is aware of land use as it is within their purview to approve each lot.

Chair Ashley inquired about the comprehensive analysis regarding new projects; and spoke to specific areas where impacts are prevalent; and spoke to evacuation processes currently in place, noting the need to ensure those processes are considered.

Planning Services Director Meehan shared that the Southeastern Mitigation Plan is scheduled to take up this issue in the coming months; and shared that evacuation plans in relation to new development were on the agenda to be discussed.

Chair Ashley noted the recent hurricane season and the need to ensure public safety.

Mr. Bove asked about sidewalks along Eason St. sharing that it would be beneficial to the area.

Planning Services Director Meehan spoke about the addition of sidewalks along those streets.

Mr. Fiss asked if the hotel would include a restaurant.

Chair Ashley asked the applicant, Lowell Larson, to come to the podium.

*Mr. Lowell Larson, applicant of the Home2 Suites Hotel*

Mr. Larson shared that apart from a Continental Breakfast, there was not going to be a restaurant included in the design.

Chair Ashley asked about the time to completion once approvals have been obtained.

Mr. Larson shared that based on their current projections the time to completion was (roughly) 14 months; and noted that they plan to open late 2026.

City Planner Biddle spoke to the timeline and shared additional information that would need to be completed before construction began.

Chair Ashley asked the Board if there were any more questions, and there being none, asked for a motion.

**A motion was made by Ms. Horton and seconded by Bob Lambert to approve the application of MSP-25-01 – Home2 Suites.**

**The motion carries unanimously**

## **G. Recess**

The Board adjourned for a five-minute recess.

## **H. Old Business**

### **1. ZTA-24-05 Special Events at Bed Breakfast**

Planning Services Director Meehan spoke to the text amendment to ZTA-24-05 Special Events at Bed Breakfast; and shared, that following a Board of Adjustment case regarding special use permitting for bed and breakfasts to operate as a wedding venues, the Board of Aldermen requested an amendment to the UDO that would allow for special events; and noted that there was hesitation to adopt the amendment; and presented the amended text to the Board for review; and read the recommended amended text:

4. Special events such as weddings, dinners, and other small gatherings for the benefit of overnight guests are allowed. Special event capacity shall not exceed the number of overnight guests registered at bed and breakfast.

a. DEFINITIONS OF BASIC TERMS

Special Events: Activities held in venues wherein the event is secondary to the venue's primary land use. Special events include but are not limited to weddings, receptions, and dinners.

And noted that the Board Attorney advised that a recommendation from the Planning Board is necessary.

Chair Ashley inquired if the request to approve the text amendment derived from the Board of Aldermen.

Planning Services Director Meehan shared that was the case.

Chair Ashley opened the floor for Board comment.

Ms. Horton asked about the language regarding "30 days prior"; and recommend it be changed to read "no less than 30 days".

Planning Services Director Meehan noted that the portion Ms. Horton referenced was not included in the text amendment; and the Planning Board had already approved the language; and shared the current text amendment recommendation derived from the Board of Aldermen as they have requested the Planning Board to review this specific language.

Mr. Bove sought clarity regarding the language; and whether the capacity of the bed and breakfast would be changed; and noted whether it considered both indoor and outdoor events.

Planning Services Director Meehan shared the details concerning venues; and noted the text amendment provided a guideline for Staff to share with residents asking questions.

Mr. Locklin spoke about special events; impacts in the areas the Bed and Breakfast occupies and other capacity-related information.

Chair Ashley asked what the occupancy of the largest Bed and Breakfast in the City.

Planning Services Director Meehan shared that occupancy was set at (roughly) 25.

Chair Ashley asked the Board if there were any more questions, and there being none, asked for a motion.

**A motion was made by Mr. Fiss and seconded by Mr. Locklin to recommend approval to the Board of Aldermen for ZTA-24-05 Special Events at Bed Breakfast.**

**The motion carries:**

**Yay: 5**

**Nay: 2 (John Bove and Maria Horton)**

The Statement of Consistency and Recommendation was read by Chair Ashley:

- The City of Southport Planning Board hereby recommends adoption of the proposed Zoning Text Amendment ZTA-24-05 Special Events at Bed Breakfast to the Board of Aldermen and finds that it is consistent with the City's 2014 CAMA Core Use Plan originally adopted in November 13, 2014 and subsequently amended by the Southport Board of Aldermen, more specifically the proposed amendment is consistent with Policy 7.22; the City shall continually maintain all official documents.

## **2. ZTA-25-04 UDO Updates (Article III & Article VIII Amendments) – Maureen Meehan**

Chair Ashley introduced the item to be considered for a text amendment.

City Planner Biddle spoke to the proposed text amendment of the UDO and shared that it did not accurately reflect the incorporated City of Southport since the relinquishment of the Extra Territorial Jurisdiction (ETJ); and spoke to the purpose of the proposed update to the UDO; and noted there are three zoning districts:

- Manufactured Housing Zoning Districts
- Light Industrial Zoning Districts
- Heavy Industrial Zoning Districts

And shared that, due to NC state statutes, requires the language to consider:

- Adult Businesses – NC Statute 160D-902
- Manufactured Homes – NC Statute 160D-910

Chair Ashley inquired if these businesses were required by State law.

City Planner Biddle enumerated the requirements; and spoke to the proposed text amendments highlighting the areas marked for consideration.

Chair Ashley sought clarity regarding whether these changes would bring the Board up to date on the ETJ.

City Planner Biddle confirmed that it was correct; and noted that these are the items included in the UDO Committee and Staff's report and considered their removal from the text as they were unnecessary land use cases or incorporate them into new land use ordinances; and spoke to Accessory Use Standards among Commercial Districts; and outlined the setback standards.

Discussion ensued among the Board concerning decking and coping definitions; swimming pool setback guidelines (regarding the distance from the pool to the property line); and the wording of the ordinance to ensure that the explanation is clear and consistent.

- Swimming pool setbacks will be measured from the side or rear yard property line to the coping or decking of the pool and shall not be less than five (5) feet in distance.
- The pool is to be enclosed by protective fencing as established by the NC Residential Building Code.

Mr. Bove noted that accessory equipment, like pumps, should be included, beyond coping and decking; and stated that anything associated with the operation of the pool should be considered; and asked the Board to approve the language as revised.

City Planner Biddle shared that the Board could approve it on the condition that it has been revised.

Planning Services Director Meehan suggested the word "coping" should be added to replace the suggested wording of "structural member" as it was not accurate and could be confusing.

Mr. Locklin provided the definitions of the terms "decking" and "coping"; and suggested considering the differences.

Discussion ensued regarding "decking" and "coping" and the differences among them; the wording of the ordinance to include each term or crafting new verbiage.

City Planner Biddle noted that currently pools are allowed to be measured from the setback, and accessory materials are included in the language.

The Board agreed to change the language to reflect:

- Swimming pool setbacks will be measured from the side or rear yard property line to the edge of the *closest portion of coping or decking to the property line* and shall not be less than five (5) feet in distance.

City Planner Biddle shared the next text amendment related to drive-thrus; and noted the current rules concerning drive-thrus.

Chair Ashley clarified for the Board that the intent of the ordinance is to mitigate placement of drive-thrus near residential districts.

City Planner Biddle shared that the UDO Committee had been created by the Board of Aldermen to review the text of drive-thrus and further prevent issues of noise complaints.

Mr. Locklin shared that there was a lot of consideration given to the issue.

Ms. Horton noted that use of “feet”, as a measurement of distance, is an arbitrary measurement for sound.

City Planner Biddle shared that the Planning Department emulated the language of other municipalities when drafting the language to include “feet” as a measurement of sound.

Mr. Locklin shared that there is no other measurement available to measure sound; and stressed that sound and distance do have a relationship.

Mr. Luehe expressed concern about traffic impacts associated with drive-thrus.

City Planner Biddle noted that the City Engineer would conduct an assessment to determine best practices associated with traffic; and moved on to Tattoo and Body Piercing establishments text amendment to ensure that the City has clear parameters on those types of establishments following the relinquishment of the ETJ; and spoke to the permits required for Tattoo and Body Piercing establishments.

Mr. Luehe asked for a clearer explanation of the amendment noting that its intent appeared to be attempting to restrict these types of establishments.

City Planner Biddle shared that implemented controls on Tattoo and Body Piercing establishments are to ensure they are placed in the correct zoning districts; and listed the appropriate zoning districts for such establishments.

Ms. Horton shared that she favored controls of these types of establishments.

City Planner Biddle shared the arduous process an applicant seeking to open a Tattoo and Body Piercing establishment would need to follow in the absence of these controls; and that if the City placed controls on these establishments, the permitting would be a smoother process.

Chair Ashley noted that with the foresight in determining where these establishments can be placed, and in which zones established in the UDO, is necessary for consistent planning.

Mr. Luehe expressed his agreement with the proposed text amendment.

City Planner Biddle moved on to the ordinance concerning flag poles and the rules related to them.

Discussion ensued regarding the number of feet in flagpole height; and suggested changing the working to six feet or less.

Chair Ashley suggests changing the language to reflect six feet or less.

Mr. Fiss asked about a doll house as being an accessory structure.

City Planner Biddle spoke to the rules that would make it an accessory structure; and emphasized that to be an accessory structure the earth would need to be disturbed and a permit required; and shared the measurements that would be determined.

Chair Ashley asked the Board if there were any more questions, and there being none, asked for a motion.

**A motion was made by Mr. Bove and seconded by Mr. Locklin to recommend approval to the Board of Aldermen for Zoning Text Amendments ZTA-25-04 UDO Updates (Article III & Article VIII Amendments) with conditions to add amendments to the Board of Aldermen to adopt.**

Planning Services Director Meehan noted that the motion should include the amendments made.

Chair Ashley shared that he would ensure the amendments were added.

**The motion carries unanimously**

The Statement of Consistency and Recommendation was read by Chair Ashley:

- The City of Southport Planning Board hereby recommends adoption of the proposed Zoning Text Amendment ZTA-25-04 UDO Updates (Article III & Article VIII Amendments)

with conditions to add amendments to the Board of Aldermen and finds that it is consistent with the City's 2014 CAMA Core Use Plan originally adopted in November 13, 2014 and subsequently amended by the Southport Board of Aldermen, more specifically Policy 7.22; the City shall continually maintain all official documents.

### **3. Comprehensive Plan Review and Recommendation – Maureen Meehan**

Planning Services Director Meehan introduced the item and shared the background information on the plan; and noted that it was a roadmap for (big picture) development, which included community engagement and input; and spoke to key concepts that were considered for an inclusive comprehensive plan; and the feedback that was collected from public comment and outreach were the drivers of the plan; and emphasized that the protection of natural resources and small businesses was considered; and shared the plan had been submitted to the Division of Coastal Management Committee for review and consideration.

Chair Ashley opened the floor to Board comments and questions.

Ms. Horton complimented Staff for their efforts to include population growth and density projections including growth statistics as the February version of the plan lacked this data; and expressed concern for the lack of data regarding economic development following the relinquishment of the ETJ; and recommended additional focus on economic development; and spoke to the historic preservation of downtown Southport in addition to considering the needs for ensuring affordable housing; future infrastructure considerations; and the need to mine for new sources of revenue.

Mr. Luehe expressed concern about voting for the motion tonight as he shared that he did not have enough information.

Chair Ashley shared that the work that had been done was extensive; and his participation on the steering committee; and emphasized that they had conducted many door-to-door assessments.

Mr. Bove asked about Multi-Modal Transportation and what it was in reference to transportation.

Ms. Horton asked about the action matrix and emphasized that there are things that need more attention.

Planning Services Director Meehan spoke to considerations that fall under Multi-Modal Transportation such as biking and walking paths and emphasized that it was not in relation to mass transit; and shared the contents of the action matrix; and the processes associated ensuring that progress is made on the plan.

Discussion ensued concerning prioritization, timeline for completion, overall costs, and projected budgets of the plan; the forethought that went into the budget; and discussed recommending a prioritization of items to the Board of Aldermen that has final approval.

Chair Ashley asked the Board if there were any more questions, and there being none, asked for a motion.

**A motion was made by Mr. Fiss and seconded by Mr. Bove to recommend approval to the Board of Aldermen for the Comprehensive Plan Review and Recommendation for adoption.**

**The motion carries:**

**Abstain – Doug Luehe**

Planning Service Director Meehan shared the goals of the Comprehensive Plan and noted the time it will take to achieve the goals.

Ms. Horton noted that the priorities need to be identified by a working group; and the need to identify sources of funding for the goals.

Mr. Bove noted time, safety, and infrastructure impacts that need to be considered in those priorities.

Mr. Ekert asked about how priorities were identified.

Planning Services Director shared that there were many facets of selecting projects due to grant funding; and noted that it would be a slow process to complete all the items on the list.

Chair Ashley asked for regular “check-ins” from the Planning Department on this topic in the future.

Mr. Locklin asked when the final draft would be delivered to the Board of Aldermen for consideration and approval.

Planning Services Director Meehan shared that it would be in October.

Chair Ashley asked if there were any additional questions or concerns, and for a motion.

**A motion was made by Mr. Fiss and seconded by Mr. Bove to recommend approval to the Board of Aldermen for the Comprehensive Plan Review and Recommendation for adoption, to include an action plan with funding, time, and safety be considered for a multidimensional approach.**

**The motion carries unanimously**

## **I. Other Business**

### **1. Planning Updates**

Planning Services Director Meehan shared Planning updates; and the upcoming text amendments; and noted the August 22, 2025 Historic Preservation Special Meeting to consider the recommendations to the Board of Aldermen for the Historic District Overlay Design Standards; and shared where to find the updated version of the Historic Preservation standards; and noted the upcoming Board of Adjustment Meeting concerning a Special Use Permit; and shared the progress of a QR code to an online survey for a hazard mitigation plan for counties that identified proposition issues the communities would like to address.

Discussion ensued concerning the legalities of adding performance bonds to mitigate Stormwater issues.

Chair Ashley asked the Board if there were any more questions, and there being none, asked for a motion.

**A motion was made by Mr. Bove and seconded by Mr. Locklin to ask counsel for the procedures to create performance bonds in the City of Southport.**

**The motion carries unanimously**

### **2. Date Selection for Rules of Procedure Special Meeting**

Chair Ashley shared the rules of procedure and the methods available to the Board and asked for a Special Meeting to discuss the best practices for rules of procedure scheduled for September 3, 2025 (9am-12pm).

### **3. Planning Board goal Setting**

Chair Ashley shared the need to set dates for when work requests can be completed; and spoke to the Board to create a timeframe for public transparency on requests.

Ms. Horton shared that the dates and approvals within the UDO could be used to draft these timelines.

#### 4. Planning Board Project / Application handbook

Chair Ashley spoke to goal setting and asked the Board to consider past issues that they would like to consider for upcoming meetings; and expressed interest in creating a handbook for new members in understanding UDO process and other like issues.

Mr. Ekert noted that a “cliff notes” version would be useful.

Ms. Horton shared her method of collecting pertinent information for reference.

Mr. Luehe emphasized the need to create a handbook.

Chair Ashley set a time to completion for the end of March to create slides for a handbook for current and new members.

#### **J. Announcements**

Chair Ashley asked the Board to share any additional announcements.

Mr. Luehe shared his appreciation for the Comprehensive Plan.

Mr. Locklin noted the July Meeting, and his appreciation for the efforts that have been made.

Mr. Bove shared that he would be out of town for the October 9, 2025, meeting.

Aldermen Frank Lai spoke to ChatGPT and its impacts on data collection.

#### **K. Adjourn**

Chairman Ashley asked for a motion to adjourn.

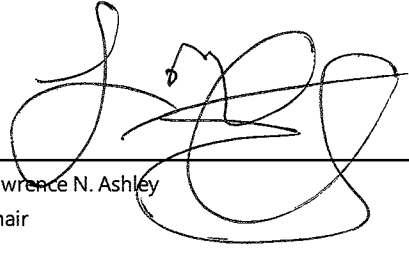
**A motion was made by Mr. Bove and seconded by Mr. Lambert.**

**The motion carries unanimously**

The meeting adjourned at 9:13 p.m.

X

Lawrence N. Ashley  
Chair



X

Scott Baillargeon  
Deputy City Clerk

