



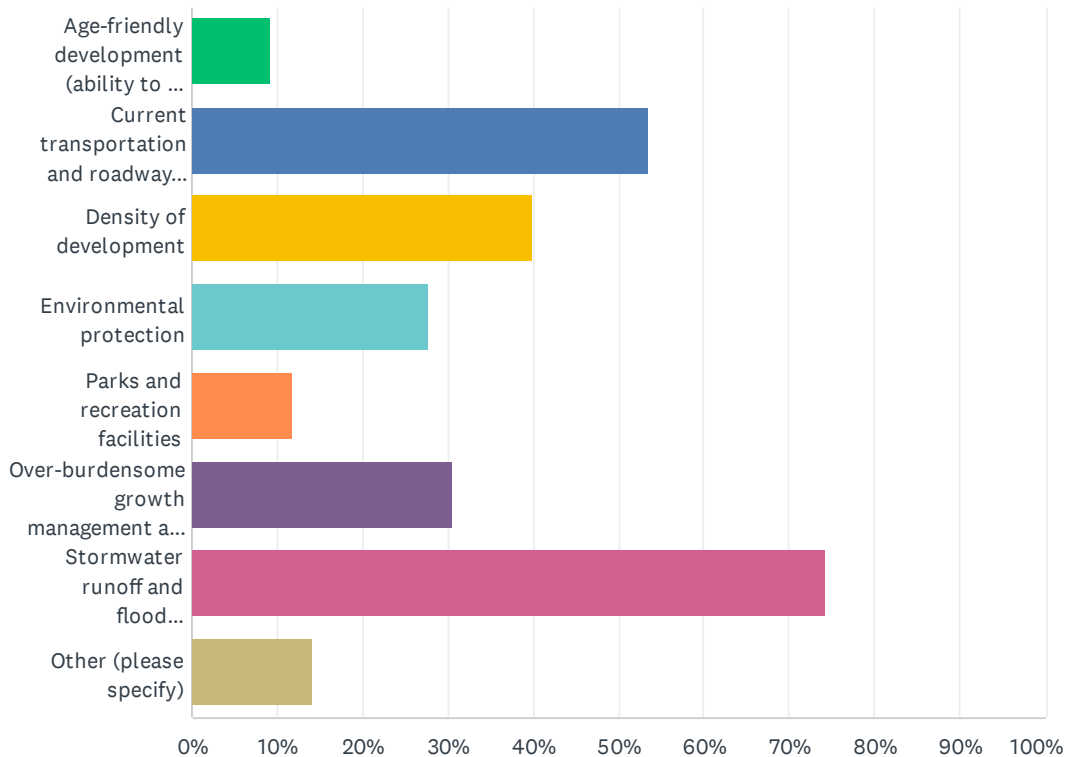
**City of Boiling Spring Lakes
Planning Board
November 10, 2025
City Hall – 6:30 P.M.**

AGENDA

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Agenda
- Potential Conflict of Interest/Association Disclosure
If any Board member knows of any conflict of interest or association with any item on this agenda, please so state at this time.
- Approval of Minutes
 - September 9, 2025
- Public Comment
- Old Business
 - Comprehensive Land Use Plan (LUP)
 - Community Survey
 - Draft Chapter 1 and 2
- New Business
 - UDO Text Amendment – TX-2025-06, Article 7, Section 7-9 - Access and Driveways
 - Staff Report & Plan Consistency
 - UDO Text Amendment – TX-2025-07, Article 7, Section 7-40 – Lot Drainage Plan
 - Staff Report & Plan Consistency
 - UDO Text Amendment – TX-2025-08, Article 7, Section 7-13 – Parking Ratios
 - Staff Report & Plan Consistency
- Other Business
- Announcements
- Adjourn

Q1 What do you think are the most important growth and development issues facing City of Boiling Spring Lakes? (Please select as many as three)

Answered: 357 Skipped: 0



ANSWER CHOICES	RESPONSES	
Age-friendly development (ability to age in place)	9.24%	33
Current transportation and roadway network	53.50%	191
Density of development	39.78%	142
Environmental protection	27.73%	99
Parks and recreation facilities	11.76%	42
Over-burdensome growth management and regulation	30.53%	109
Stormwater runoff and flood prevention	74.23%	265
Other (please specify)	14.01%	50
Total Respondents: 357		

#	OTHER (PLEASE SPECIFY)	DATE
1	infrastructure... water, sewer, schools.. the cost and who is paying for it.	10/7/2025 10:34 AM
2	Lake restoration	10/3/2025 1:47 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

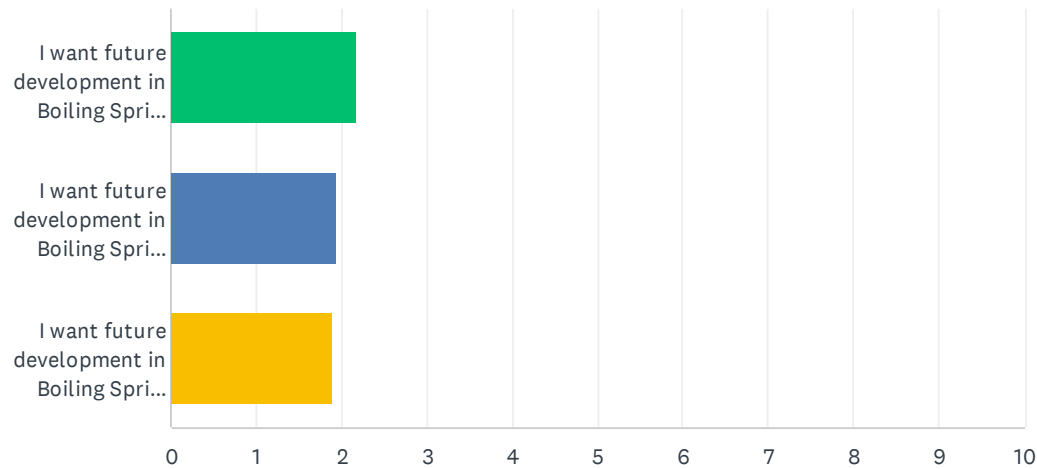
3	P and R budget	10/3/2025 10:26 AM
4	Sewer in sections on west side of roadway. If no sewer then can NOT build without percolation test. This needs to be priority number one. Period!	10/1/2025 8:04 PM
5	infrastructure (water pressure) has dropped by 40% since 2023	9/27/2025 3:31 PM
6	Access to Patricia Lakes for all residents	9/25/2025 6:25 AM
7	Developers and builders should be responsible for water runoff and adding shade trees	9/22/2025 1:44 PM
8	Open the roads!	9/21/2025 3:24 PM
9	Bring our lakes back	9/21/2025 3:04 PM
10	Pave Drayton to 87. This town needs an emergency exit.	9/21/2025 2:14 PM
11	Increase the new housing standards. Developers are doing the bare minimum.	9/21/2025 10:20 AM
12	Poor quality builders	9/21/2025 8:38 AM
13	Grocery Store ;	9/21/2025 7:55 AM
14	Stop building until infrastructure is fixed	9/20/2025 8:57 PM
15	Roads need major attention	9/20/2025 8:08 PM
16	Code enforcement	9/20/2025 7:51 PM
17	The new homes are very poorly planned and of poor quality	9/20/2025 12:16 PM
18	Fix Pine Lake Dam is a great start	9/19/2025 3:48 PM
19	Too many low end builders	9/19/2025 3:19 PM
20	Lack of municipal sewer and water.	9/18/2025 11:57 PM
21	Inequality of city services: Maple Rd, dusty dirty house and car, unable to use porch. A sidewalk down Pine Rd. Stop sign at CORNER of Drayton and Pine Rd. Very dangerous	9/18/2025 11:07 PM
22	Conflict of Interest on the board.	9/18/2025 2:05 PM
23	Fix the roads NOW. AMD, yes, I know you finally paved the washouts a year later. a year	9/18/2025 12:16 PM
24	we need growth in our leadership	9/18/2025 10:22 AM
25	Need to go to a 2 Acre minimum on all new builds.	9/17/2025 9:30 PM
26	HIRE A STORMWATER ENGINEER!	9/17/2025 4:41 PM
27	No local commercial developments	9/17/2025 3:23 PM
28	no laws to protect/stop clear cutting	9/17/2025 11:16 AM
29	No more development, find away to maintain, preserve & secure existing homes & properties and infrastructure.	9/17/2025 2:27 AM
30	The need for business in BSL both to serve the growing population here as well as help take the tax burden off the homeowners	9/16/2025 10:06 PM
31	Actively enforcing traffic postings 24 hours a day	9/16/2025 9:42 PM
32	Lack of food shopping	9/16/2025 9:29 PM
33	Lack of competent management, maintenance & over development of low lying areas with no water runoff plans or systems	9/16/2025 9:24 PM
34	Overdevelopment!!!! No more overdevelopment. Use the money to enrich what we already have and the people we have.	9/16/2025 9:03 PM
35	Infrastructural with new builds, water & electric	9/16/2025 8:38 PM
36	Stores for basic needs, like grocery store and drug store.	9/16/2025 8:28 PM
37	A real supermarket would help alot of people save on travel cost.	9/16/2025 6:46 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

38	Bike lanes and sidewalks	9/16/2025 6:20 PM
39	Road maintenance	9/16/2025 4:38 PM
40	Lack of infrastructure to accommodate rapid development. Roads, emergency evacuation, clean water, sewer, emergency personnel.	9/16/2025 3:17 PM
41	TOO MUCH BUILDING.	9/16/2025 2:58 PM
42	Quality of life: walking paths/sidewalks, and bike paths	9/16/2025 2:14 PM
43	Getting our lake back! Getting a freakin grocery store!	9/16/2025 2:09 PM
44	We need sidewalks down BSL Rd and 50 Lakes Rd to keep people safe.We also need building codes improved to require higher crawlspaces/raised slabs to protect homeowners from flood damage and prevent higher insurance rates for all of us.	9/16/2025 1:57 PM
45	Too much building! Too many trees coming down! Can we really still call ourselves a bird sanctuary? Please put a one year moratorium on all building and change the law to one acre minimum to build a house and half the trees must remain! Please! More nature not less!	9/16/2025 1:38 PM
46	Current roads need to be repaved not patched.	9/16/2025 12:34 PM
47	Government officials	9/16/2025 10:45 AM
48	ROADWORK ROADWORK ROADWORK DAMWORK	9/16/2025 10:23 AM
49	Ridiculous tax burdens while infrastructure crumbles	9/16/2025 10:14 AM
50	Money being wasted by Public Works	9/16/2025 9:02 AM

Q2 Please rank the following statements by how much you agree with them. (1 means highest level of agreement.)

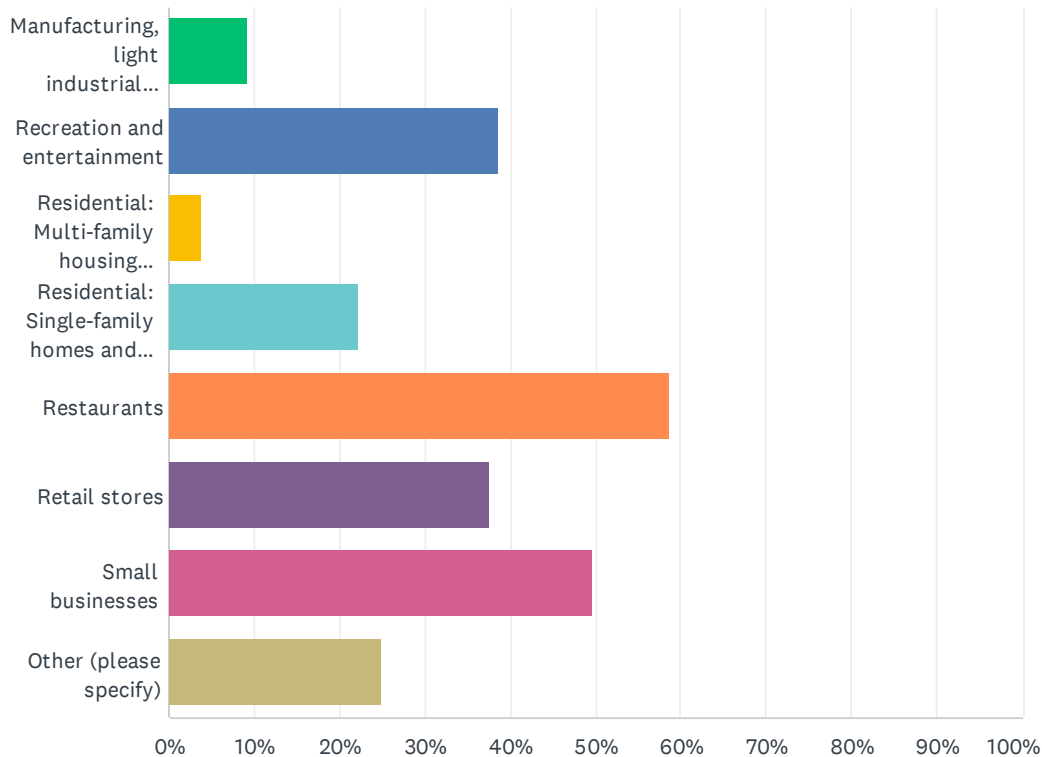
Answered: 357 Skipped: 0



	1	2	3	TOTAL	SCORE
I want future development in Boiling Spring Lakes to follow a low density pattern.	43.98% 157	29.41% 105	26.61% 95	357	2.17
I want future development in Boiling Spring Lakes to minimize the tax burden for each household in the City.	28.01% 100	38.10% 136	33.89% 121	357	1.94
I want future development in Boiling Spring Lakes to support investment in community-wide services and infrastructure.	28.01% 100	32.49% 116	39.50% 141	357	1.89

Q3 If privately-owned undeveloped land is to be built on, what kind of new development would you most like to see in Boiling Spring Lakes? (Please select as many as three)

Answered: 357 Skipped: 0



ANSWER CHOICES	RESPONSES	
Manufacturing, light industrial development, and commerce centers	9.24%	33
Recreation and entertainment	38.66%	138
Residential: Multi-family housing (condos, townhomes, apartments, etc.)	3.92%	14
Residential: Single-family homes and subdivisions	22.13%	79
Restaurants	58.54%	209
Retail stores	37.54%	134
Small businesses	49.58%	177
Other (please specify)	24.93%	89
Total Respondents: 357		

#	OTHER (PLEASE SPECIFY)	DATE
1	Food store	10/8/2025 7:00 PM
2	Food store is very much needed.	10/5/2025 3:49 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

3	None	10/3/2025 10:26 AM
4	Food store	9/30/2025 3:43 PM
5	we have already overbuilt the area clearcutting. more is insane	9/27/2025 3:31 PM
6	Save our green space!	9/27/2025 1:48 PM
7	Food Lion	9/26/2025 5:52 PM
8	Ball fields we currently use Southports	9/25/2025 3:47 PM
9	Purchase the land for future parks	9/25/2025 8:25 AM
10	Food Store	9/24/2025 2:10 PM
11	grocery store	9/24/2025 2:00 PM
12	I think the area would be perfect for a permanent Farmer's Market. Sort of like the ones in High Point and Raleigh	9/24/2025 8:30 AM
13	Nicer homes from better builders	9/23/2025 10:27 PM
14	grocery store	9/23/2025 3:51 PM
15	Lakeside development including shops and restaurants	9/23/2025 7:13 AM
16	Grocery Store	9/22/2025 7:51 AM
17	Food store	9/21/2025 4:20 PM
18	A Publix	9/21/2025 2:47 PM
19	Grocery store	9/21/2025 2:14 PM
20	Food store	9/21/2025 11:12 AM
21	Grocery store on 87	9/21/2025 10:20 AM
22	GROCERY STORE	9/21/2025 9:14 AM
23	Actual affordable housing. Rent below \$1000	9/20/2025 8:57 PM
24	Residential single family homes only with no runoff on others property	9/20/2025 8:17 PM
25	Nothing	9/20/2025 8:08 PM
26	until infrastructure is adequate new construction growth limited to 5% aa year .	9/20/2025 10:26 AM
27	Custom home builders.	9/19/2025 3:03 PM
28	Keep it small town, natural, attractive	9/19/2025 12:18 PM
29	Grocery Store, Drug Store	9/19/2025 8:45 AM
30	None, stop building	9/19/2025 6:49 AM
31	Supermarket	9/18/2025 11:07 PM
32	Grocery store	9/18/2025 11:59 AM
33	homes that dont get floded	9/18/2025 10:22 AM
34	Bank and a good grocery store not Foodlion	9/18/2025 7:57 AM
35	Grocery store	9/18/2025 1:14 AM
36	2 Acre minimum on single family homes	9/17/2025 9:30 PM
37	Grocery store	9/17/2025 9:01 PM
38	None please	9/17/2025 7:07 PM
39	we need a grocery store, not just a dollar general, to justify the huge tax hike that we are facing. we should not be liable for this cities' downfall. we do not need anymore building of any	9/17/2025 6:42 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

kind at this point, until all this mess is fixed.

40	Grocery store	9/17/2025 6:04 PM
41	A grocery store	9/17/2025 4:41 PM
42	Parks to keep green space	9/17/2025 3:29 PM
43	Single family individually built home only would be ideal. No commerce or recreation that brings in more traffic before infrastructure is in place	9/17/2025 2:22 PM
44	GROCERY STORE	9/17/2025 1:29 PM
45	Not developed. Leave natural	9/17/2025 11:49 AM
46	Grocery and fuel	9/17/2025 9:14 AM
47	Post office and bank	9/17/2025 8:56 AM
48	Nothing stop fucking building	9/17/2025 7:14 AM
49	None, stop development for a while	9/17/2025 6:07 AM
50	Grocery store and that's all. Something like a food lion. We can drive further for other things keep our little town small.	9/17/2025 6:05 AM
51	No more new homes,condos or apartments. It's time to focus on infrastructure, and ways to prevent future losses & devastation due to storm flood damage. The only thing that should ever be considered going forward is recreation & entertainment, small businesses to help the local community. Enough building & taxing the residents out of the area, taxes are sky high.	9/17/2025 2:27 AM
52	Grocery store	9/16/2025 11:53 PM
53	Grocery store, bank, urgent care	9/16/2025 10:06 PM
54	Just green space. Leave it alone. Don't develop it.	9/16/2025 9:42 PM
55	Food supermarket (Harris Teeter or Food Town)	9/16/2025 9:29 PM
56	GROCERY STORE	9/16/2025 9:24 PM
57	Grocery store!	9/16/2025 9:19 PM
58	Just a food lion or a real grocery store	9/16/2025 9:03 PM
59	None! No more developing!!!	9/16/2025 9:03 PM
60	Grocery	9/16/2025 8:59 PM
61	Grocery store	9/16/2025 8:48 PM
62	Grocery store	9/16/2025 8:45 PM
63	Stop building until you fix what you have	9/16/2025 8:35 PM
64	Grocery and drug store	9/16/2025 8:28 PM
65	Nothing	9/16/2025 7:06 PM
66	Grocery store, post office	9/16/2025 7:02 PM
67	Grocery store with pharmacy	9/16/2025 5:16 PM
68	SLOW DOWN	9/16/2025 4:38 PM
69	I believe that low income- elderly housing is needed if the cost to live here increases .. as it likely will our elderly need options to stay in the area..	9/16/2025 4:09 PM
70	Grocery store	9/16/2025 2:54 PM
71	Green Space	9/16/2025 2:36 PM
72	Mixed-use development along the commercial corridor (Hwy 87, E BSL, W BSL, Sunset, W N Shore, and 50 Lakes) with attention given to pedestrian and bike traffic, public open space (plaza/piazza). If multifamily housing is to come to BSL, then environmental preservation	9/16/2025 2:14 PM

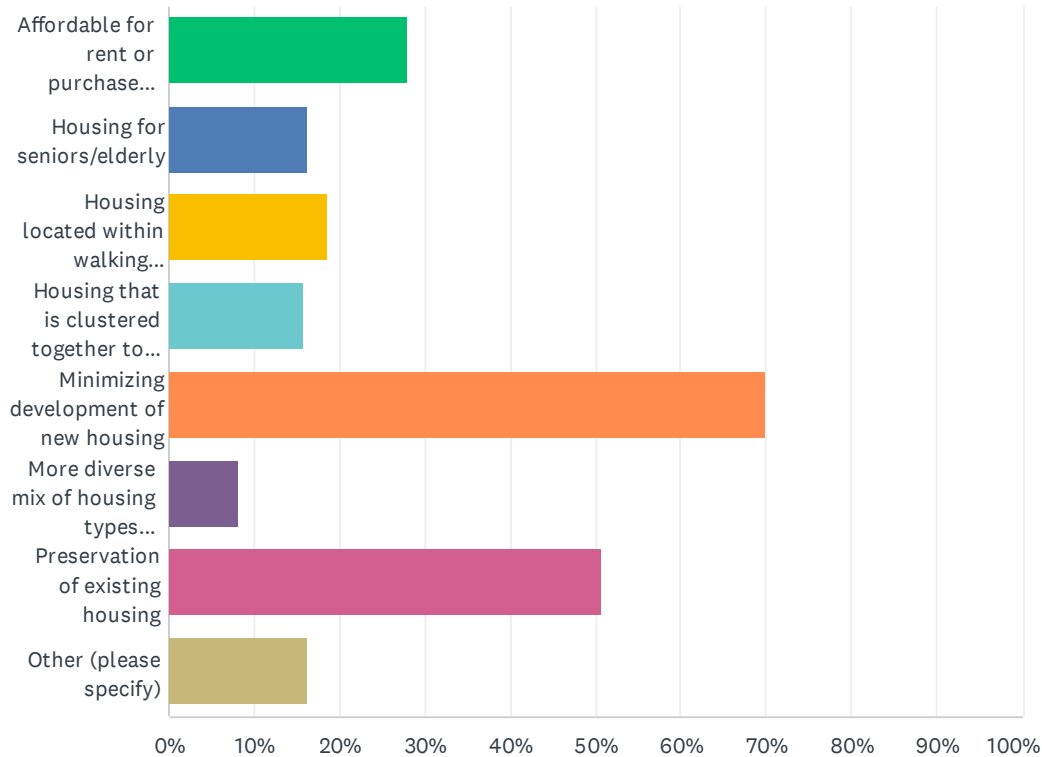
City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

should be given equal priority. Mixed-use development should promote decreased vehicular use and increased pedestrian & bicycle use while preserving the delicate environment and mitigating the risks of flooding and habitat destruction.

73	Pool, parks, grocery- otherwise no more building	9/16/2025 2:13 PM
74	I would like some property to be prevented from being built on. It is ridiculous that wet lands are being built upon.	9/16/2025 1:57 PM
75	Grocery store	9/16/2025 1:49 PM
76	Nothing. We do not have the infrastructure to support more growth. Our roads are crumbling.	9/16/2025 1:45 PM
77	Parks! Preservation of nature! No more development! Please!!!	9/16/2025 1:38 PM
78	Single family homes NO subdivision	9/16/2025 1:12 PM
79	Nothing! We are destroying habitat for the endemic species,the Venus flytraps. Not to mention paving over and building on the wetland ecosystem that is natures sponge. Flooding is imminent.	9/16/2025 12:57 PM
80	Personally, I like BSL the way it is. We purchased out home knowing that there is not alot here and we would have to drive to shop.	9/16/2025 12:49 PM
81	Grocery store	9/16/2025 12:19 PM
82	None. I moved here for trees & wildlife & would love it if developers stopped razing all of that. If I wanted ot live in a city with stores & developments, I would have bought a home in Wilmington.	9/16/2025 12:13 PM
83	No more building until flood water/mitigation plan in place and road infrastructure to handle current traffic	9/16/2025 11:31 AM
84	Single family homes on a minimal .25 acre	9/16/2025 11:27 AM
85	Ecological tourism - nature trails	9/16/2025 11:02 AM
86	Grocery store	9/16/2025 10:25 AM
87	Stop the damn over growth, period!	9/16/2025 10:14 AM
88	Food store. Something better than dollar general. Something like a food lion.	9/16/2025 10:01 AM
89	Drug Store	9/16/2025 9:02 AM

Q4 Which of the following housing characteristics are most important for the City of Boiling Spring Lakes? (Please select as many as three)

Answered: 357 Skipped: 0



ANSWER CHOICES	RESPONSES	
Affordable for rent or purchase housing	28.01%	100
Housing for seniors/elderly	16.25%	58
Housing located within walking distance of community facilities and businesses	18.49%	66
Housing that is clustered together to preserve natural areas	15.69%	56
Minimizing development of new housing	70.03%	250
More diverse mix of housing types (single-family, duplex, apartment, etc.)	8.12%	29
Preservation of existing housing	50.70%	181
Other (please specify)	16.25%	58
Total Respondents: 357		

#	OTHER (PLEASE SPECIFY)	DATE
1	Don't make zoning laws and Regis and then give a variance 100% of he time. Zoning should be just that and not changed without overwhelming support from those affected.	10/1/2025 8:04 PM
2	City center	10/1/2025 8:37 AM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

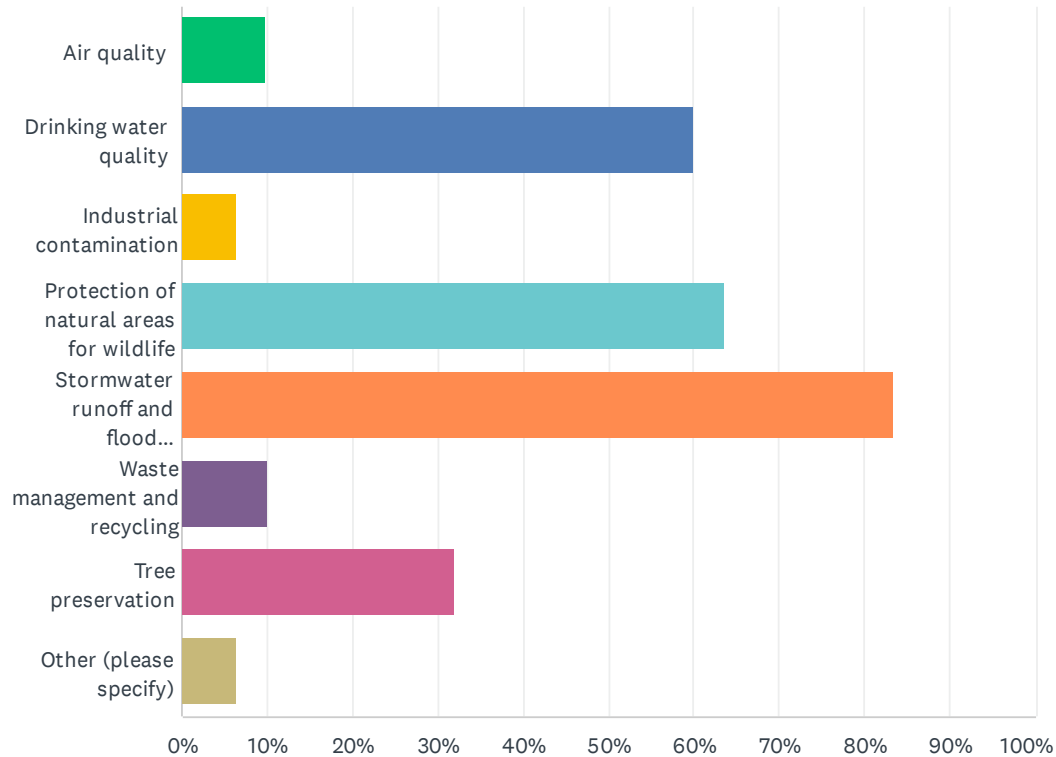
3	We need better developers with high quality homes built at the proper elevation	9/30/2025 3:43 PM
4	Stop the developers!	9/27/2025 1:48 PM
5	No more building	9/26/2025 8:54 AM
6	More parks for future generations	9/25/2025 8:25 AM
7	No more low income housing	9/24/2025 2:10 PM
8	No rental apartments this isn't Leland	9/23/2025 10:27 PM
9	Quality construction with developer contribution to infrastructure	9/23/2025 5:54 PM
10	Natural barriers for large developments	9/22/2025 10:54 AM
11	We have far too many low income rentals.	9/21/2025 4:20 PM
12	Custom homes like Southport	9/21/2025 2:47 PM
13	Bring existing housing up to outside codes. There many homes and trailers that look like trash dumps.	9/21/2025 2:14 PM
14	House slab elevation must be higher than the road	9/21/2025 1:38 PM
15	Maintaining a better quality housing standard	9/21/2025 10:20 AM
16	We need nicer homes. Tiny homes do not generate the much needed tax dollars.	9/21/2025 8:38 AM
17	Low density for purchase housing	9/20/2025 8:17 PM
18	Increase sq ft requirements for new homes.	9/20/2025 7:51 PM
19	Does not have HOAs, does not contribute to more dangerous flood or fire patterns, does not kill off wildlife in mass quantities or require toxic chemicals to maintain lawns	9/20/2025 2:51 PM
20	Need quality custom built homes to raise the tax base, small homes are increasing the tax burden.	9/20/2025 12:16 PM
21	Stormwater Management that prevents houses from flooding	9/19/2025 10:07 PM
22	Building elevation must be higher	9/19/2025 5:07 PM
23	No more Logan homes!	9/19/2025 3:52 PM
24	Sewer	9/19/2025 3:48 PM
25	Better quality homes with proper drainage plan	9/19/2025 3:19 PM
26	Small subdivision designs requiring preservation of natural surroundings and adequate storm water mgt.	9/19/2025 12:18 PM
27	Not over building.	9/19/2025 10:22 AM
28	Uniform services for all citizens. For example, paved residential roads (MAPLE), city sewage	9/18/2025 11:07 PM
29	Preserving land, less building	9/18/2025 9:00 PM
30	houses that have flood insurance	9/18/2025 10:22 AM
31	no more building until the infrastructure is taken care of first.	9/17/2025 6:42 PM
32	Houses that won't flood	9/17/2025 4:41 PM
33	Commercial development	9/17/2025 3:23 PM
34	Safe travels & evacuations	9/17/2025 2:22 PM
35	No more housing	9/17/2025 9:30 AM
36	Implementing proper land development and storm water planning for existing housing before allowing new development.	9/17/2025 9:14 AM
37	Just stop building.	9/17/2025 7:14 AM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

38	It building on wetlands or "former" wetlands	9/17/2025 5:55 AM
39	No more new housing. No new homes , condos, or apartments.	9/17/2025 2:27 AM
40	Larger lot sizes, fewer mobile homes intermixed	9/16/2025 9:29 PM
41	No more homes! No apartments! Stop building!	9/16/2025 9:03 PM
42	Fix the infrastructure!	9/16/2025 8:35 PM
43	No subdivisions. Rezone wetland and marsh properties as unbuildable.	9/16/2025 7:48 PM
44	More high end homes	9/16/2025 6:18 PM
45	Assisted living perhaps for special needs/handicapped folks who aren't able to live alone	9/16/2025 5:29 PM
46	Safe structures that preserve the ecosystem around them as much as reasonable	9/16/2025 4:28 PM
47	NO MORE HOUSES	9/16/2025 2:58 PM
48	No apartment blocks or low income housing	9/16/2025 2:54 PM
49	Housing that is not built upon wetlands and at the outlet of spillways and on the edge of pocosins!	9/16/2025 1:57 PM
50	Stop building more housing until the infrastructure is up to date and all roads are open.	9/16/2025 1:49 PM
51	Please no more construction! Put a moratorium on all construction for one year during which time rules can be changed to build a house on one acre minimum and keep half the trees! It's heartbreaking to see what's happening in the area! Nature first! There are more than enough houses already	9/16/2025 1:38 PM
52	no large housing developments	9/16/2025 12:48 PM
53	Property taxes breaks for seniors over 65	9/16/2025 12:44 PM
54	No new housing until infrastructure is taken care of.	9/16/2025 12:19 PM
55	Adequate driveways should be required to prevent cars from parking on the side of the road especially directly behind another driveway.	9/16/2025 11:37 AM
56	Houses that are accessible by roads	9/16/2025 11:27 AM
57	Lower housing density. Any residential development must take place on larger plots of land in order to accommodate storm water runoff and provide more natural/undeveloped areas. Placing a 1200-1600 sq. foot house on .26 of an acre is not sustainable.	9/16/2025 11:02 AM
58	I'd like to see more enforcement on the dilapidated housing and yards we currently have. It's time that people be held accountable for placing mounds of trash in their yard, let their grass grow 2 feet tall, etc.	9/16/2025 10:11 AM

Q5 Which of the following environmental issues are most important for the City of Boiling Spring Lakes? (Please select as many as three.)

Answered: 357 Skipped: 0



ANSWER CHOICES	RESPONSES
Air quality	9.80% 35
Drinking water quality	59.94% 214
Industrial contamination	6.44% 23
Protection of natural areas for wildlife	63.59% 227
Stormwater runoff and flood prevention	83.47% 298
Waste management and recycling	10.08% 36
Tree preservation	31.93% 114
Other (please specify)	6.44% 23
Total Respondents: 357	

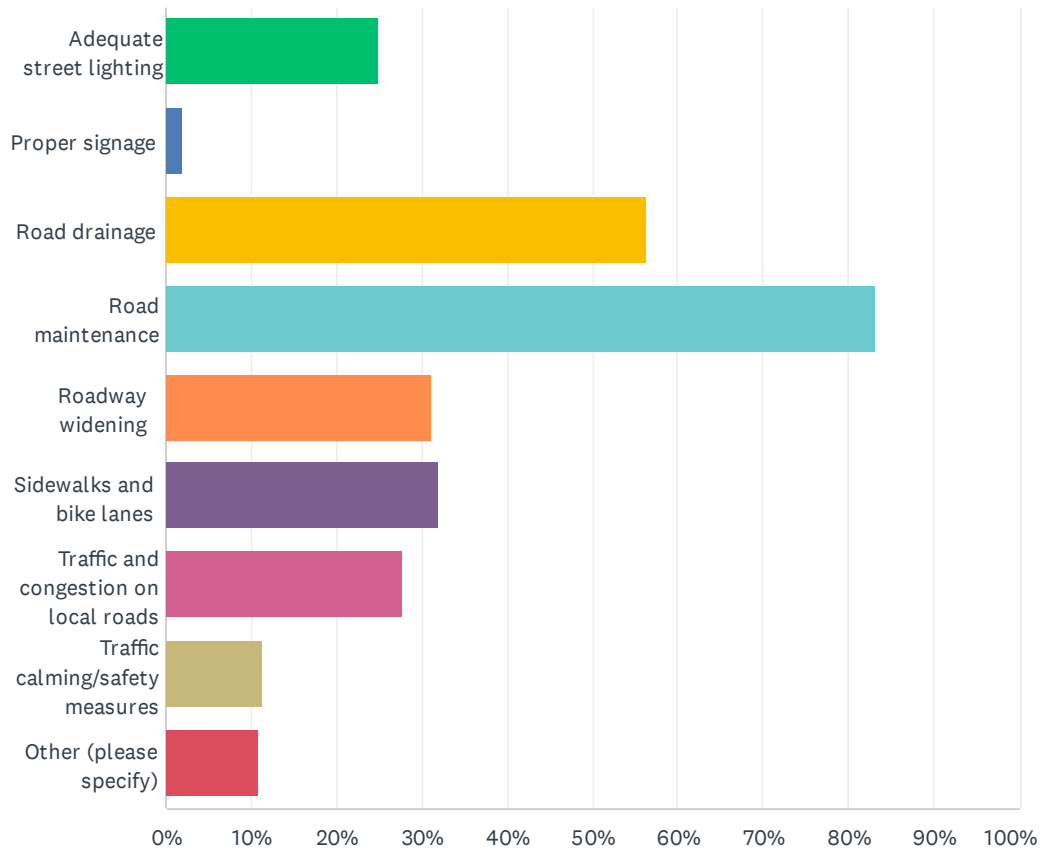
#	OTHER (PLEASE SPECIFY)	DATE
1	Lake	10/3/2025 1:47 PM
2	We need a river walk by the new Dam	9/25/2025 6:20 PM
3	Need more shade trees	9/21/2025 10:20 AM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

4	Sewer	9/21/2025 7:55 AM
5	Too much trash around the town	9/20/2025 9:06 PM
6	Water pressure issues resolved	9/20/2025 8:17 PM
7	Maintain chicken ban and increase code enforcement	9/20/2025 7:51 PM
8	No Clear Cutting of properties	9/19/2025 2:02 PM
9	Clear cutting contributes to flooding	9/18/2025 11:07 PM
10	nasty smell around city hall	9/18/2025 10:22 AM
11	there needs to be more culverts/pipes under driveways and it needs to be code.	9/17/2025 6:42 PM
12	Sewers	9/16/2025 9:36 PM
13	Big trash pick up	9/16/2025 9:35 PM
14	Please let us preserve what we have	9/16/2025 9:03 PM
15	County sewer	9/16/2025 8:42 PM
16	Fix the infrastructure. I just had to spend thousands of dollars to fix damage caused by stormwater mismanagement	9/16/2025 8:35 PM
17	Overcrowding	9/16/2025 6:03 PM
18	All of the above	9/16/2025 2:36 PM
19	Please stop all building and resume on bigger lots with more trees! It's awful what's happening in our town! We moved here 10 years ago and bought an existing home It was so quiet and peaceful!	9/16/2025 1:38 PM
20	Allow homeowners to remove pine trees from their property to protect their homes and vehicles from damages caused by falling limbs & sap.	9/16/2025 11:37 AM
21	Over consumption of land use by humans	9/16/2025 11:27 AM
22	Tree AND native plant preservation	9/16/2025 11:02 AM
23	Have access to sewer.	9/16/2025 10:11 AM

Q6 Which of the following transportation concerns and needs are most important for the City of Boiling Spring Lakes? (Please select as many as three)

Answered: 357 Skipped: 0



ANSWER CHOICES	RESPONSES	
Adequate street lighting	24.93%	89
Proper signage	1.96%	7
Road drainage	56.30%	201
Road maintenance	83.19%	297
Roadway widening	31.09%	111
Sidewalks and bike lanes	31.93%	114
Traffic and congestion on local roads	27.73%	99
Traffic calming/safety measures	11.20%	40
Other (please specify)	10.92%	39
Total Respondents: 357		

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	clearcutting = flooding. you're building TOO MUCH, dumbasses	9/27/2025 3:31 PM
2	A light at 50 lakes	9/26/2025 11:45 AM
3	I've never seen roads this bad anywhere.	9/23/2025 10:27 PM
4	Pave Drayton to 87. We need an emergency exit route not a detour.	9/21/2025 2:14 PM
5	E BSL road should be 35MPH	9/21/2025 10:20 AM
6	Opening East BSL Rd. The State should improve West BSL to 211	9/21/2025 7:55 AM
7	Reduce speed limit on E Boiling Spring Lakes Rd.	9/19/2025 12:46 PM
8	Low cost trolly/bus system or local ride share group?	9/19/2025 12:18 PM
9	Stop light at HWY87 and Fifty Lakes Drive.	9/19/2025 10:22 AM
10	"Slow...pedestrians" signage on back roads. For example, "S" curve st Grace and Gum	9/18/2025 11:07 PM
11	Turning lanes off 87	9/18/2025 8:01 PM
12	Put the speed limit back to 35 on Eden Rd.	9/18/2025 12:16 PM
13	FIX EAST BOILING SPRING ROAD AND THE DAM	9/18/2025 12:01 PM
14	free travel trips in new bus	9/18/2025 10:22 AM
15	Get rid of detour, fix E BSL road	9/17/2025 10:23 PM
16	No additional speed bumps or stop signs need placed. Lighting/signage at funston/East bsl	9/17/2025 2:22 PM
17	Being able to utilize main roads	9/17/2025 12:06 PM
18	OPEN EAST BSL RD!!!!!!	9/17/2025 8:22 AM
19	And leaving everything alone	9/17/2025 7:14 AM
20	Please fix our roads in a timely matter	9/17/2025 6:05 AM
21	Sideways! Speed bumps, speed enforcement on residential streets	9/16/2025 10:06 PM
22	Let Dayton go to 87 without going down a side road. Open E. BSL completely.	9/16/2025 9:42 PM
23	Opening the road & ending an over 2 year detour	9/16/2025 9:24 PM
24	Sidewalks are only needed along the main roads. Not needed on 25 mph side streets.	9/16/2025 9:18 PM
25	Ditch maintenance	9/16/2025 9:05 PM
26	Maybe just fire the engineer"pos" and hire a new one !	9/16/2025 9:03 PM
27	Control stormwater	9/16/2025 8:35 PM
28	Add speedbumps throughout BSL	9/16/2025 7:48 PM
29	More traffic signals!! The roads are dangerous!	9/16/2025 5:33 PM
30	Someone please get the state to fix E BSL at pretty pond it's so bumpy my headlights come out	9/16/2025 4:48 PM
31	Paving roads with multiple houses on them. Traffic study Argonne Vs Wilmington Rd...should have paved Argonne	9/16/2025 4:28 PM
32	Need stop lights for S Shore and 50 Lakes	9/16/2025 4:09 PM
33	Need more traffic lights at major intersections	9/16/2025 2:54 PM
34	Traffic light at 87/50 Lakes	9/16/2025 2:13 PM
35	Open all the roads	9/16/2025 1:49 PM
36	Please no street lights! Stars cannot be seen It should be forbidden to have security lights on	9/16/2025 1:38 PM

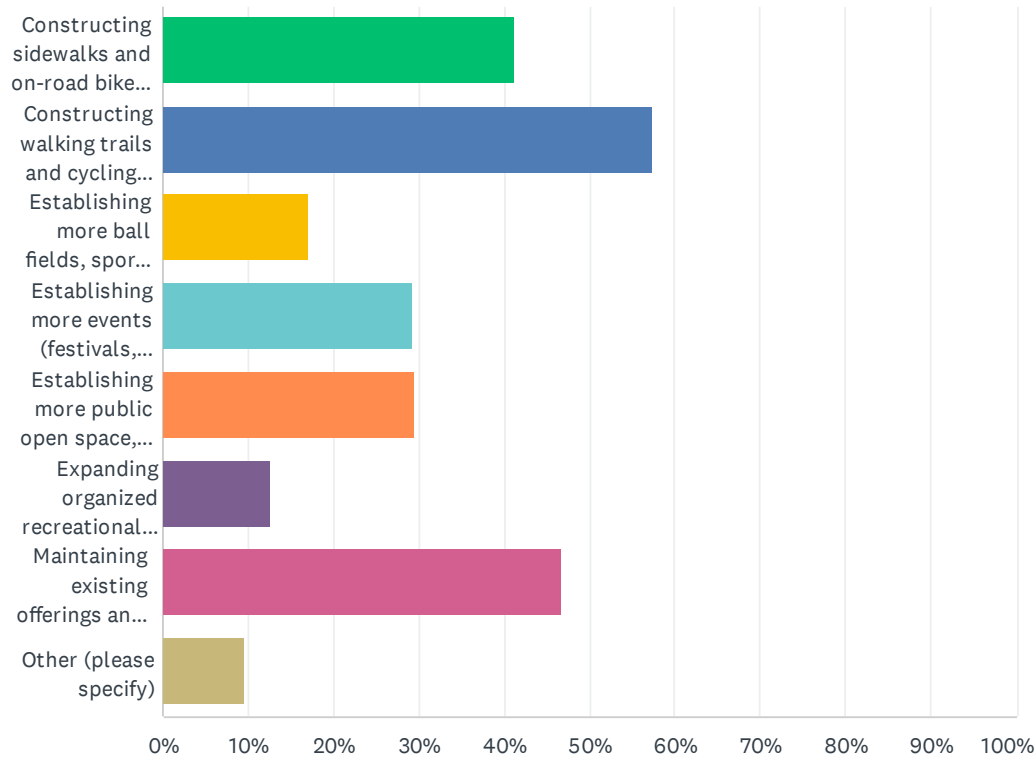
City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

all night! Have motion sensor lights instead When we moved here 10 years ago we could see the milky way Not any more! Too many lights!

37	Immediate road repair.	9/16/2025 1:24 PM
38	Evacuation routes that are open and safe	9/16/2025 11:31 AM
39	Walking bridge over 87	9/16/2025 10:15 AM

Q7 What do you consider to be the most important in creating recreational opportunities? (Please select as many as three)

Answered: 357 Skipped: 0



ANSWER CHOICES		RESPONSES	
Constructing sidewalks and on-road bike lanes		41.18%	147
Constructing walking trails and cycling greenways		57.42%	205
Establishing more ball fields, sports courts, playgrounds, etc.		17.09%	61
Establishing more events (festivals, food truck rodeos, etc.)		29.13%	104
Establishing more public open space, picnic areas, etc.		29.41%	105
Expanding organized recreational programs		12.61%	45
Maintaining existing offerings and infrastructure		46.78%	167
Other (please specify)		9.52%	34
Total Respondents: 357			

#	OTHER (PLEASE SPECIFY)	DATE
1	Lake	10/3/2025 1:47 PM
2	I	10/3/2025 11:54 AM
3	Kayak launch	10/2/2025 4:25 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

4	Access to the lakes with small open space	9/23/2025 7:13 AM
5	The old golf course was a smart purchase and they should create a park like Mulberry Park in Shallotte	9/21/2025 4:20 PM
6	More music in the park. Very grateful for the ladies at the rec park!	9/21/2025 2:14 PM
7	Paved walking trails behind the community center	9/21/2025 11:12 AM
8	Kayak ramp would be great at the golf course property.	9/21/2025 10:20 AM
9	This is not important.	9/21/2025 7:55 AM
10	Take care of what we have before spending our tax dollars on these things we don't need	9/20/2025 8:17 PM
11	Boat ramps when the Lakes are back	9/19/2025 3:52 PM
12	Dog park	9/18/2025 11:07 PM
13	spend whatever money is needed for parks and rec.	9/18/2025 10:22 AM
14	the Big Lake	9/17/2025 9:01 PM
15	and again we as citizens just want the infrastructure fixed first and foremost. no more wasted spending on stuff that we dont need right now.	9/17/2025 6:42 PM
16	Use this money to hire a stormwater engineer	9/17/2025 4:41 PM
17	Do not need paid tourist recreation activities that further damage are roads	9/17/2025 2:22 PM
18	Control fire ant mounds in park and trail settings.	9/17/2025 9:14 AM
19	Stop touching it	9/17/2025 7:14 AM
20	Dog Park	9/16/2025 10:35 PM
21	Playgrounds	9/16/2025 9:42 PM
22	Proper drainage to mitigate flooding and standing water, which creates a significant mosquito issue. It doesn't matter what you do if you can't be outside to do it!	9/16/2025 9:05 PM
23	Sue the engineer "pos"	9/16/2025 9:03 PM
24	Stop all extra expenditures until dam and roads back up.	9/16/2025 7:48 PM
25	We have enough	9/16/2025 7:27 PM
26	Seriously Sidewalks!!!!!!	9/16/2025 4:48 PM
27	Community pool	9/16/2025 3:17 PM
28	Aquatic facility in partnership with SBHS	9/16/2025 2:13 PM
29	Please keep as many trees as possible! We moved here 10 years ago for the nature setting! It's disappearing! It's upsetting!	9/16/2025 1:38 PM
30	keeping nature!	9/16/2025 12:13 PM
31	Nothing until we get above issues truly taken care of. Money should be spent in these critical things first	9/16/2025 11:31 AM
32	Lower the recreation department expenses	9/16/2025 10:25 AM
33	Getting rid of Teagan. She is a horrible person/comissioner	9/16/2025 10:14 AM
34	Side walks	9/16/2025 9:02 AM

Q8 What is your favorite thing about Boiling Spring Lakes?

Answered: 293 Skipped: 64

#	RESPONSES	DATE
1	Kayaking Spring Lake	10/8/2025 7:00 PM
2	Small town feel. Proximity to beaches, coastline.	10/8/2025 7:57 AM
3	Small town, low taxes, no apartment complexes or suburban sprawl	10/7/2025 11:54 PM
4	Quiteness.....it has vanished the past 2 1/5 years!!!	10/7/2025 5:59 PM
5	The lakes bring them back asap.	10/6/2025 11:36 AM
6	Close to schools	10/6/2025 11:27 AM
7	Location	10/6/2025 10:26 AM
8	The lakes and all the birds.	10/5/2025 3:49 PM
9	Very quiet town	10/3/2025 1:19 PM
10	Ugh. The increase in housing costs and overspending by the board on budget is ludicrous	10/3/2025 10:26 AM
11	Low key living...	10/3/2025 10:04 AM
12	Fishing	10/2/2025 4:25 PM
13	The lakes	10/2/2025 7:44 AM
14	ITS NOT THE BIG CITY WITH EXPANSIVE HIGH RISES. DO NOT, REPEAT, DO NOT CREATE ZONING RULES ONLY TO CHANGE THEM 100% OF THE TIME ANY DEVELOPER COMES ALONG WITH MONEY!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	10/1/2025 8:04 PM
15	It's very peaceful.	10/1/2025 5:47 PM
16	Close to beach	10/1/2025 8:37 AM
17	It's beautiful when there is lakes	9/30/2025 3:43 PM
18	Patricia Lake (aka "The Big Lake")	9/28/2025 12:27 PM
19	Nature and our community	9/27/2025 6:18 PM
20	NOTHING anymore. you're clearcutting the FOREST...morons. "the help" can't afford to live here and we don't need anymore retirees	9/27/2025 3:31 PM
21	The lakes	9/27/2025 2:39 PM
22	Bird watching at Spring Lake	9/27/2025 1:48 PM
23	Swimming at spring lake	9/26/2025 5:52 PM
24	How quiet and beautiful it is.	9/26/2025 2:29 PM
25	South shore drive	9/26/2025 11:45 AM
26	Low taxes.	9/26/2025 8:54 AM
27	The fifty lakes	9/25/2025 9:28 PM
28	The Pickleball courts	9/25/2025 6:20 PM
29	Fishing i hope they restock the lakes	9/25/2025 3:47 PM
30	The Parks and The Lakes	9/25/2025 3:09 PM
31	The parks overlooking the lakes are so peaceful	9/25/2025 8:25 AM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

32	Patricia Lake	9/25/2025 6:25 AM
33	It's nice and peaceful and all the beautiful lakes	9/24/2025 2:10 PM
34	The location. Not far from Southport, Bolivia and Leland.	9/24/2025 2:00 PM
35	The people in the community	9/24/2025 9:44 AM
36	It's natural and beautiful	9/24/2025 8:33 AM
37	Overall beauty of the city	9/24/2025 8:30 AM
38	Spring Lake Park	9/23/2025 10:27 PM
39	Quiet community that is not too crowded with easy access to Southport and Wilmington.	9/23/2025 5:54 PM
40	The lakes and all the amazing birds	9/23/2025 3:51 PM
41	Lake community with low cost of entry.	9/23/2025 11:42 AM
42	proximity to water (ocean, river, lakes). And that major development has bypassed the community.	9/23/2025 7:13 AM
43	The quietness	9/22/2025 7:18 PM
44	Southshore Dr overlooking the lake is wonderful.	9/22/2025 1:44 PM
45	The people	9/22/2025 10:54 AM
46	The Lakes before the hurricane damage.	9/22/2025 8:54 AM
47	Boating on the lakes	9/22/2025 7:51 AM
48	Spring lake and the big lake	9/21/2025 10:24 PM
49	All the wonderful lakes	9/21/2025 4:20 PM
50	Spring Lake	9/21/2025 3:24 PM
51	It's unique. Use to be the lakes	9/21/2025 3:04 PM
52	Sailing on Patricia Lake	9/21/2025 2:47 PM
53	Seven years ago it was the water and the lakes.	9/21/2025 2:14 PM
54	Fishing	9/21/2025 1:38 PM
55	So far, it is not a carbon copy of St. James!	9/21/2025 11:44 AM
56	Friendliness of the people here.	9/21/2025 11:32 AM
57	All the lakes and it's quiet	9/21/2025 11:12 AM
58	Fishing on the big lake	9/21/2025 10:20 AM
59	Low population density and favorable tax rates.	9/21/2025 9:18 AM
60	Proximity to beaches and commerce while still maintaining a rural feel.	9/21/2025 9:14 AM
61	All the lakes	9/21/2025 8:38 AM
62	Beautiful Lakes	9/21/2025 8:07 AM
63	It would be the Lakes...	9/21/2025 7:55 AM
64	The Big Lake	9/20/2025 9:06 PM
65	That its.still.fairly safe.	9/20/2025 8:57 PM
66	Not much right now. You charge outrageous taxes and spend it wastefully on a police station and too large of a fire station. You don't hire ppl with the necessary skills for the job.	9/20/2025 8:17 PM
67	Nothing their is Nothing here to have a favorite	9/20/2025 8:08 PM
68	Quiet and little traffic.	9/20/2025 7:51 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

69	Small town	9/20/2025 5:59 PM
70	The lakes, the beauty of undeveloped lands, location and low cost of property taxes.	9/20/2025 5:54 PM
71	Peaceful environment	9/20/2025 4:49 PM
72	I used to love the lakes most, and the woods, but all of that is either gone or almost gone. I did find out many of our citizens, despite other differences, agree that BSL is being rapidly over-developed, there are significant threats to our livelihoods and wellbeing due to road conditions, wildfires, flooding and public crisis management, and we all want to preserve most of BSL for ourselves, wildlife and future generations. We do NOT want to be Wilmington someday. We do NOT want to be pushed out of here.	9/20/2025 2:51 PM
73	Affordable housing	9/20/2025 1:40 PM
74	the lakes	9/20/2025 12:16 PM
75	quiet,peaceful, affordable, friendly people, however over development by large builders is. ruining it.	9/20/2025 10:26 AM
76	The proximity to Oak Island, Southport and Leland.	9/19/2025 10:07 PM
77	Proximity to beach	9/19/2025 5:20 PM
78	Lakes	9/19/2025 5:07 PM
79	All the lakes of course	9/19/2025 3:52 PM
80	NOTHING as of now	9/19/2025 3:48 PM
81	Patricia Lake	9/19/2025 3:19 PM
82	The Lakes	9/19/2025 3:03 PM
83	Quietness, one lane streets, no traffic lights and the Lake to come back. No more building on wet lands.	9/19/2025 2:33 PM
84	The people	9/19/2025 1:53 PM
85	The forested areas and the Lakes.	9/19/2025 12:46 PM
86	The forests, rec trail, wildlife, Spring Lake	9/19/2025 12:18 PM
87	The beautiful big lake and the natural surroundings	9/19/2025 11:30 AM
88	It use to be the nature, but over development has ruined that.	9/19/2025 10:22 AM
89	Small town feeling, but that's gone due to over building	9/19/2025 6:49 AM
90	Could be worse	9/19/2025 12:16 AM
91	The natural beauty	9/18/2025 11:57 PM
92	Quiet	9/18/2025 11:07 PM
93	The quiet	9/18/2025 9:00 PM
94	Quaint small city with a big heart	9/18/2025 8:44 PM
95	The lakes and parks	9/18/2025 8:01 PM
96	Friendly Community	9/18/2025 7:00 PM
97	The trees and lakes!	9/18/2025 5:46 PM
98	Nature. At least what is left.	9/18/2025 5:18 PM
99	Lack of people	9/18/2025 2:30 PM
100	Not much currently	9/18/2025 2:10 PM
101	Small town feel, which is being lost with all of the new developments.	9/18/2025 2:05 PM
102	Mostly quiet and safe place to live. Good job BSLPD!	9/18/2025 12:16 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

103	BSL is quiet and safe.	9/18/2025 11:59 AM
104	the low property tax rate?	9/18/2025 10:22 AM
105	I love the small community and the local businesses	9/18/2025 8:04 AM
106	They it was and for the most part a quite area to live. I do not want to see it turn into a Southport or a Leland. Other than the road maintenance and paving that needs to be addressed the town is good as it is.	9/18/2025 7:57 AM
107	It used to be the lake. But I like the small community where you know your neighbors. However that too has changed quite a bit.	9/18/2025 7:06 AM
108	Compared to the local area Southport, Oak Island etc. BSL has some affordable housing.	9/18/2025 6:17 AM
109	Location to surrounding areas is convenient yet feel like it's away from the fray.	9/18/2025 5:56 AM
110	It was the lakes and how quiet it use to be!!!	9/18/2025 2:59 AM
111	Safe community good neighbors close to emergency services	9/18/2025 1:14 AM
112	Peace and quiet	9/17/2025 10:44 PM
113	Being away from the heavy traffic of Wilmington and Leland	9/17/2025 10:28 PM
114	Nature! Larger home lots with more trees, less developed, small town close knit community.	9/17/2025 9:35 PM
115	Laid back and less congested than other areas	9/17/2025 9:30 PM
116	Used to be the Big Lake, and natural spaces to walk.	9/17/2025 9:01 PM
117	The lakes	9/17/2025 8:56 PM
118	Right now nothing	9/17/2025 7:07 PM
119	Affordability	9/17/2025 6:46 PM
120	its a quiet place to live. except for the roads and flooding issues.	9/17/2025 6:42 PM
121	How quiet and forested it is. Stop overdeveloping the marshland, protect the wildlife spaces, and utilize development areas to enjoy and support what the main needs are so we can improve town revenue.	9/17/2025 6:13 PM
122	Low key neighborhood, not too crowded (please keep it this way!)	9/17/2025 6:11 PM
123	Quiet and small	9/17/2025 6:04 PM
124	The Parks and Recreation department and all they offer.	9/17/2025 6:01 PM
125	Not much honestly. I'm moving as soon as I can.	9/17/2025 5:59 PM
126	The small town feel and peacefulness.	9/17/2025 5:56 PM
127	The peace that comes from being outside of the main city and tourist attractions!	9/17/2025 5:29 PM
128	The people	9/17/2025 5:06 PM
129	Would be the lakes if they ever get finished	9/17/2025 5:00 PM
130	The natural environment, trees	9/17/2025 4:56 PM
131	Its proximity to places like Southport Oak island and Wilmington, and its affordability	9/17/2025 4:41 PM
132	Well ... It use to be small but, now it's gone to Hell. Too much development and in wetlands who would of thought this would happen.	9/17/2025 3:29 PM
133	Wild life	9/17/2025 2:53 PM
134	The scenic nature views and nature preservation	9/17/2025 2:22 PM
135	Use to be the lakes....now nothing:(9/17/2025 1:17 PM
136	It once was a quiet place but with development we have lost our trees, wildlife, children safe streets, and now we have fear of flooding. If it rains hard or calling for it I am afraid to leave my home because I might not be able to get back home.	9/17/2025 12:25 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

137	Used to be the seclusion and nature but not anymore. It's a shitshow now!	9/17/2025 12:06 PM
138	Nature	9/17/2025 11:49 AM
139	Family friendly environment	9/17/2025 11:14 AM
140	Quiet!	9/17/2025 10:54 AM
141	The quite rural feeling	9/17/2025 10:42 AM
142	I love how rural and beautiful it can be.	9/17/2025 10:38 AM
143	Nothing	9/17/2025 10:33 AM
144	That it's a small community and it's peaceful.	9/17/2025 10:10 AM
145	My neighbors	9/17/2025 10:08 AM
146	Nothing at this point. But the attraction WAS the lakes and it was less expensive than surrounding areas.	9/17/2025 9:48 AM
147	Close proximity to beaches and small hometown feel	9/17/2025 9:45 AM
148	Small town, want it to stay small with quick access to beach	9/17/2025 9:30 AM
149	Closeness to the beaches but small town and woodsy atmosphere.	9/17/2025 9:14 AM
150	That it used to be a small town. We are unique in our community. Having a hometown environment.	9/17/2025 8:56 AM
151	Community Center	9/17/2025 8:40 AM
152	I like the small town feel, the natural environment and the quiet. I like the undeveloped roads and lots.	9/17/2025 8:28 AM
153	Winter climate.	9/17/2025 8:23 AM
154	No HOA	9/17/2025 8:22 AM
155	that it is rural and there is a lot of trees and nothing around. there is a lot of wildlife. Please stop tearing down all the trees!!!!	9/17/2025 7:14 AM
156	Nature and laid back people	9/17/2025 6:18 AM
157	The small town feel and the family events	9/17/2025 6:14 AM
158	Used to be everything until some overdeveloped it and turned it into poo	9/17/2025 6:07 AM
159	How small and quiet the area is. I love my little town and just wish to see the road s fixed and maybe some water in the lakes one day.	9/17/2025 6:05 AM
160	It was how peaceful the area was! Not so much now, with all of the building off 87.	9/17/2025 5:55 AM
161	Good people.	9/17/2025 3:43 AM
162	I fell in love with the small town farm, and people. I'd like to see it stay that way	9/17/2025 2:27 AM
163	It was a quiet, rural community. Our needs were simple.	9/16/2025 11:53 PM
164	Sadly with the over development, I have lost my "favorite thing" about BSL. It was once a small community with quiet streets and plenty of green space. Now every lot is being bought up and developers are being allowed to ruin our community. Clear cutting the land is causing even more flooding issues and the town is obviously NOT equipped to handle flood water now. Traffic has more than tripled on roads that are poorly maintained. All the construction equipment used for the developments are contributing to the worsening conditions of the roadways. Ditches are not maintained to assist with storm water. The tax payer's money has been spent on purchases/projects without their consent which shows a disregard of concern for our community as a whole. So many issues and nothing gets resolved. Apparently, greed and the mighty dollar are more important than the safety of the citizens!	9/16/2025 11:50 PM
165	Low density park like setting.	9/16/2025 11:10 PM
166	What used to feel like a small community.	9/16/2025 10:51 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

167	Less traffic	9/16/2025 10:35 PM
168	Beautiful area, small town just outside of the tourist area	9/16/2025 10:06 PM
169	Tranquility	9/16/2025 9:55 PM
170	The proximity to the beach and NO HOA	9/16/2025 9:49 PM
171	Lots of green space - small-town feel.	9/16/2025 9:47 PM
172	There is honestly not much about BSL besides the quietness to neighborhoods and the trees/nature but slowly dwindling due to excessive development and trees being cut down	9/16/2025 9:47 PM
173	The small town feel or the remembrance of it	9/16/2025 9:42 PM
174	Quiet	9/16/2025 9:36 PM
175	No HOA's, rural feel, ability to have and responsibly use a fire pit. The Lakes and beauty when they have water.	9/16/2025 9:29 PM
176	The people! The sports programs! Our schools	9/16/2025 9:19 PM
177	The city is centrally located between many nearby wonderful places. And rumor has it, we'll eventually fill the big lake wave restore our own bit of beauty tucked in amongst the pine trees.	9/16/2025 9:18 PM
178	It's the woods to me, and I hope it stays that way 🙏	9/16/2025 9:13 PM
179	N/A	9/16/2025 9:11 PM
180	The small town feeling and neighbors helping neighbors feel that BSL has since we moved here.	9/16/2025 9:06 PM
181	It used to be the lake and east of traffic flow. Now it's the fact I live before the detour.	9/16/2025 9:05 PM
182	Quiet	9/16/2025 9:04 PM
183	We love the fact we havent had a main road out since Florence!	9/16/2025 9:03 PM
184	The parks.	9/16/2025 9:03 PM
185	Small town feel	9/16/2025 9:02 PM
186	It's quiet and a good middle point to Leland and Southport	9/16/2025 9:01 PM
187	Mostly peaceful, quite when there's water, great fishing, unfortunately it been 7 years for and water in our lakes	9/16/2025 8:59 PM
188	Spring Lake	9/16/2025 8:59 PM
189	I loved the peace and quiet in this area. I felt like I moved to the woods and love all of my neighbors.	9/16/2025 8:53 PM
190	Proximity to Southport, Oak Island and Wilmington.	9/16/2025 8:51 PM
191	Small town feel	9/16/2025 8:51 PM
192	Larger lots and the natural beauty	9/16/2025 8:48 PM
193	That it is not as crowded as other small towns in the area.	9/16/2025 8:48 PM
194	The Kozy Bean Cafe and the small community feel.	9/16/2025 8:48 PM
195	The Lakes	9/16/2025 8:45 PM
196	Peaceful	9/16/2025 8:42 PM
197	Seeing it in the rear view mirror	9/16/2025 8:35 PM
198	There are unfortunately less things every year to like.	9/16/2025 8:31 PM
199	I've lived here since 2002. I like the balance between quiet personal space, meeting friends at Kozy Bean Cafe and being close enough to go to the beach occasionally.	9/16/2025 8:28 PM
200	It was the big lake.	9/16/2025 8:09 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

201	That it feels more like a neighborhood than a town.	9/16/2025 8:05 PM
202	No HOA, what few undeveloped large tracts if land we have left.	9/16/2025 7:48 PM
203	The small town feel while being close to a bigger metropolitan area	9/16/2025 7:39 PM
204	Small town feel	9/16/2025 7:24 PM
205	Was the lakes...and hopefully will be again. I love our quite safe little town.	9/16/2025 7:06 PM
206	Central location. Good priced home. Semi quiet.	9/16/2025 7:02 PM
207	Its still a small town with wooded areas. Keep the wooded areas thats why most moved here. No one here wants neighbors right on top of them. And stop building on swamp lands.	9/16/2025 6:57 PM
208	It's location. You're halfway between Leland and Southport. It gives you more choices for shopping or restaurants.	9/16/2025 6:46 PM
209	Small town living	9/16/2025 6:45 PM
210	The big lake. Cannot wait foe the damage to be done and our beautiful lake to come back	9/16/2025 6:20 PM
211	The nature, the small community feel.	9/16/2025 6:20 PM
212	That it's rural and away from city nonsense	9/16/2025 6:20 PM
213	The Big Lake!	9/16/2025 6:18 PM
214	The potential for this beautiful city to be a wonderful place to live	9/16/2025 6:03 PM
215	No HOA. No heavy traffic.	9/16/2025 5:53 PM
216	I used to love the peacefulness of the lakes and proximity to Southport and OKI. I do not like BSL anymore though.	9/16/2025 5:33 PM
217	The wooded setting	9/16/2025 5:29 PM
218	The diversity of the population	9/16/2025 5:27 PM
219	Lakes	9/16/2025 5:23 PM
220	The natural areas with plants and animals.	9/16/2025 5:16 PM
221	Proximity to Southport and Wilmington	9/16/2025 5:15 PM
222	Not much right now. Totally disappointed since moving here 6 years ago	9/16/2025 5:13 PM
223	Quiet, low lighting, low density although that is currently being impeded.	9/16/2025 5:10 PM
224	The nature, safety, and quietness	9/16/2025 5:02 PM
225	I literally love my neighborhood a lot	9/16/2025 4:53 PM
226	The Spring- which we have as a namesake & don't own the property but managed to use on founding day as the location for the grand event. I have so many questions BSL??? The Spring is the most unique thing about this area and we ignore it.	9/16/2025 4:48 PM
227	The small, coastal community vibe	9/16/2025 4:42 PM
228	Nothing now....it USED to be calm and quiet with less traffic. That's why I moved here 25 yrs ago	9/16/2025 4:38 PM
229	Small town feel.	9/16/2025 4:28 PM
230	Small town feel	9/16/2025 4:23 PM
231	No HOA	9/16/2025 4:15 PM
232	The residents- calm / peaceful environment.. "affordable" living... keep in mind BSL is NOT Southport, Leland, Oak Island, St. James.. that is why people settled in BSL... the "small Town feel"... PLEASE do not make this Town something it is not.... and the residents do not want..	9/16/2025 4:09 PM
233	Right now nothing. There needs to be more in place.	9/16/2025 4:09 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

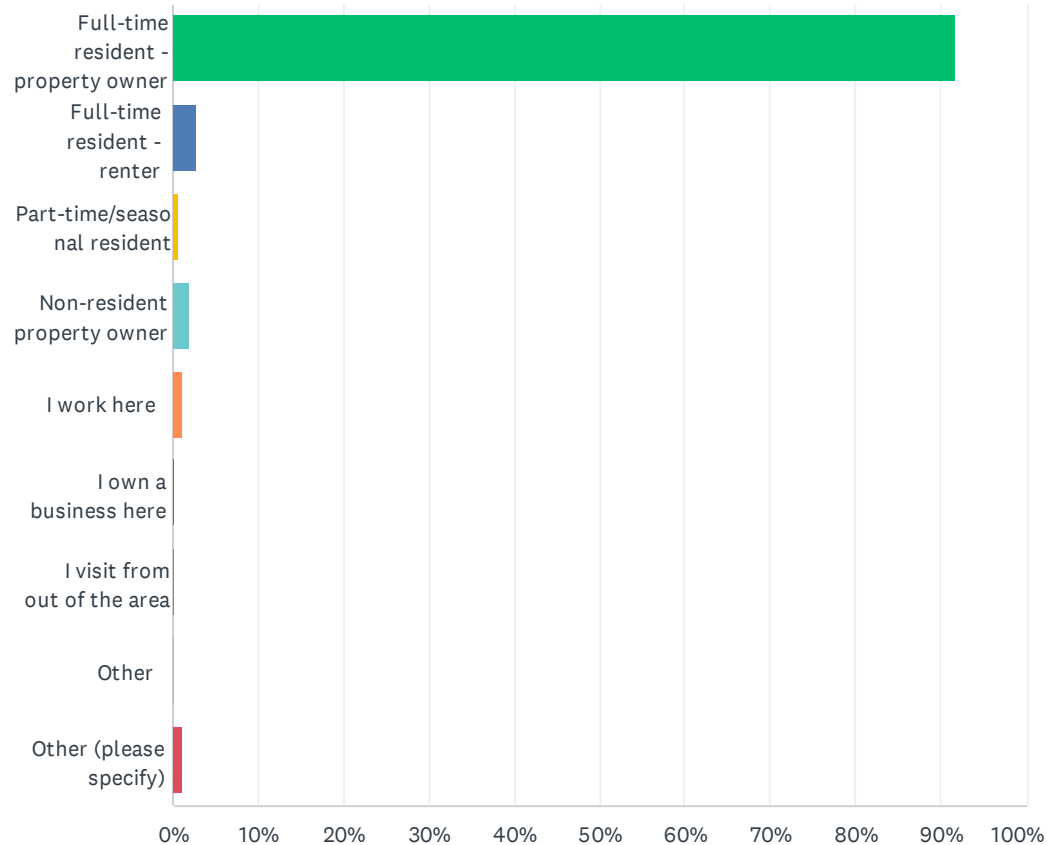
234	The lakes, people and greenery	9/16/2025 3:49 PM
235	the people	9/16/2025 3:41 PM
236	My neighbors!	9/16/2025 3:32 PM
237	The trees and quiet neighborhoods	9/16/2025 3:17 PM
238	The lakes	9/16/2025 3:16 PM
239	How it used to be secluded and not crowded. Privacy.	9/16/2025 2:58 PM
240	Was the lakes and no gated communities.	9/16/2025 2:54 PM
241	Small town	9/16/2025 2:54 PM
242	Quiet, low population, wildlife, greenery	9/16/2025 2:36 PM
243	The peace and quiet	9/16/2025 2:33 PM
244	The people, it potential when taken care of where and as needed.	9/16/2025 2:23 PM
245	The variety of bird species and the sound of birdsong in the morning. Also, quiet and walkable streets since there aren't any sidewalks. When my family moved here over 15 years ago, we used to be able to ride our bikes--even on 87! Sadly, the past few years has been a drastic decrease in my enjoyment of these things because of development/habitat destruction, traffic, unsafe road condition.	9/16/2025 2:14 PM
246	Low crime, trees	9/16/2025 2:13 PM
247	Nothing! It's a depressing place to live!	9/16/2025 2:09 PM
248	How quite & quaint it is and that its not over developed.	9/16/2025 2:02 PM
249	Low taxes, independent homeownership without the burden of HOAS, still feels like a small hometown, and it's relatively peaceful.	9/16/2025 1:57 PM
250	the lake when complete	9/16/2025 1:50 PM
251	It's close proximity to cities and beaches while at the same time offering peace and quiet.	9/16/2025 1:49 PM
252	The lakes The trees The birds	9/16/2025 1:38 PM
253	The beautiful timber in landscape, the canopy of trees	9/16/2025 1:33 PM
254	Full Lakes and ponds!!	9/16/2025 1:24 PM
255	Overall quality of life.	9/16/2025 1:23 PM
256	No HOA	9/16/2025 1:12 PM
257	Sense of safety, peaceful, Venus flytraps!	9/16/2025 12:57 PM
258	My favorite thing was that it was quiet and not over developed.	9/16/2025 12:49 PM
259	It's quite	9/16/2025 12:49 PM
260	Quite - low population, low commercial properties	9/16/2025 12:48 PM
261	The quiet setting in the area i live. Then how close I'm at to Southport, I Lealand, and Wilmington	9/16/2025 12:44 PM
262	No HOA	9/16/2025 12:35 PM
263	What is left of wooded areas	9/16/2025 12:34 PM
264	The small community feel with large areas of nature.	9/16/2025 12:30 PM
265	Small town feel, and the lakes	9/16/2025 12:30 PM
266	That it is not to populated.	9/16/2025 12:27 PM
267	How long it's taking to bring the big lake back to its pre storm status, i.e., building of dams and opening of roads.	9/16/2025 12:19 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

268	It's a quiet place to live	9/16/2025 12:19 PM
269	Love the nature, the quietness, and safety	9/16/2025 12:15 PM
270	It used to be the quiet neighborhood. Not so much these days.	9/16/2025 12:15 PM
271	it used to be all the trees & the fact that they were protected. That seems to have gone away in the last 10 years.	9/16/2025 12:13 PM
272	Tree density, peaceful/quite	9/16/2025 11:55 AM
273	The natural areas - the lakes , Swamps and longleaf pine forests and the diversity of flora and fauna that thrive here	9/16/2025 11:43 AM
274	Small town feel	9/16/2025 11:42 AM
275	The lakes	9/16/2025 11:38 AM
276	I am a lifelong resident. My grandparents were one of the first residents of BSL. My grandfather was the first chief of police. This is my hometown!!	9/16/2025 11:37 AM
277	The trees and land. Privacy and small town feel	9/16/2025 11:31 AM
278	There are zero things right now - open the detour!!!	9/16/2025 11:27 AM
279	How quiet it is	9/16/2025 11:07 AM
280	The native plants and ecosystem that is unique to southeastern North Carolina.	9/16/2025 11:02 AM
281	NOTHING The City Officials and employees are corrupted. Can not wait to sell my house that I've lived in for 25 years	9/16/2025 10:52 AM
282	Small town feel within reasonable distance to large town offerings. This isn't supposed to be a metropolis, but a quiet residential area.	9/16/2025 10:47 AM
283	The small town feel.	9/16/2025 10:40 AM
284	My favorite thing about Boiling Spring Lakes USED to be the LAKES! I thank the town for their hard work, for pushing through endless amounts of red tape, and I'm looking forward to having our beautiful lakes restored!	9/16/2025 10:32 AM
285	Away from cities	9/16/2025 10:25 AM
286	The lake	9/16/2025 10:17 AM
287	There's not a lot anymore. Which sucks	9/16/2025 10:15 AM
288	The fact that I am going to move soon. I used to LOVE BSL until our town leaders openly allowed developers to destroy it	9/16/2025 10:14 AM
289	I love the small town feel here. I just wish that our government would take more control for those of us who take pride in our home, yard and little town. There are so many homes that bring the beauty of this city down and I'd love to see more enforcement being taken for those home owners. We need to bring accountability and pride back.	9/16/2025 10:11 AM
290	It use to be a small little town like I grew up in Maryland. In the past 18 years it has grown to fast that Infrastructure couldn't keep up.	9/16/2025 10:11 AM
291	Lakes	9/16/2025 10:05 AM
292	Close to the ocean for fishing.	9/16/2025 10:01 AM
293	The Beauty of this City	9/16/2025 9:02 AM

Q9 Which of the below best describes your relationship to the City of Boiling Spring Lakes?

Answered: 357 Skipped: 0



ANSWER CHOICES	RESPONSES	
Full-time resident - property owner	91.60%	327
Full-time resident - renter	2.80%	10
Part-time/seasonal resident	0.56%	2
Non-resident property owner	1.96%	7
I work here	1.12%	4
I own a business here	0.28%	1
I visit from out of the area	0.28%	1
Other	0.28%	1
Other (please specify)	1.12%	4
TOTAL		357

#	OTHER (PLEASE SPECIFY)	DATE
---	------------------------	------

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

1	Been hear my whole life	9/20/2025 8:08 PM
2	Renter that has lived in same house in BSL for over a decade.	9/20/2025 2:51 PM
3	current resident looking for home somewhere else	9/18/2025 10:22 AM
4	Winnabow resident but BS affects the traffic and flooding in our area	9/16/2025 2:54 PM

Q10 What else would you like us to know?

Answered: 209 Skipped: 148

#	RESPONSES	DATE
1	Please fix E Boiling Spring Rd and add a left turning lane onto 87 @ Fifty Lakes, that intersection is horrible during the day	10/7/2025 11:54 PM
2	Too many building regulations, permits, inspections, tree removal etc....money, money, money....	10/7/2025 5:59 PM
3	Help small business! Get out of the way. It's not your job to stop someone from opening a business! It's your job to help them achieve what they want to do. Your ego needs to be checked.	10/6/2025 11:36 AM
4	Roads need repairs	10/6/2025 10:26 AM
5	We need the lakes back ASAP.	10/3/2025 1:19 PM
6	Oust the board for spending on ridiculous items to their liking and not spending taxpayers dollars on safety and stormwater management.	10/3/2025 10:26 AM
7	We need sewer development in order to build houses down Sunset Road!!! I have property but can not build due to no sewer and percolation test not supporting septic tank installation. Please make this the only priority in the coming years. Pick a street and let's get moving. Offer existing property owners a way to pay sewer connection fees upfront and get a discount on upcoming installations and taps. This will show you how many people and properties are just waiting....	10/1/2025 8:04 PM
8	Much needed bike path on EBSL rd	9/30/2025 3:43 PM
9	I think we need more programs for the youth and young families. We have our senior population covered pretty well with programs and activities. We need more for families and young people.	9/30/2025 12:17 PM
10	Keep up the work on dam reconstruction! We need the lakes back.	9/28/2025 12:27 PM
11	frankly BSL has displayed they are corrupt and incompetent. local people have lied to my face. they have a moronic idea that we need more people here. we do NOT. "the help" can't afford to live here. we have enough retirees. but you guys arrogantly think you know everything but clearcut forests and now we have so much flooding there's no escape from a hurricane. well done idiots	9/27/2025 3:31 PM
12	No more building!	9/27/2025 1:48 PM
13	Personally, I would like a more commercially developed area, similar to Southport with small boutique stores to give a "down-town" area feel.	9/26/2025 2:29 PM
14	We need more parks for basketball	9/25/2025 6:20 PM
15	Too many trashy homes	9/25/2025 3:47 PM
16	Number one issue is the great big missing lake! Let's get it done, it's been years!	9/25/2025 3:09 PM
17	Please purchase the cleared area on 87. Would be a great spot for a park.	9/25/2025 8:25 AM
18	Overall happy. Feel we have been taken advantage of by the Dam project.	9/24/2025 8:30 AM
19	I want commercial additions to be thoughtful, but I would love to have a real grocery store and a pharmacy. Also would love to have roads that cut through to 211 and Midway Road. I love the sidewalk requirement along 87.	9/23/2025 5:54 PM
20	there needs to be better elevation planning for any new construction	9/23/2025 3:51 PM
21	I own property in town, but looking for better use of existing land to be able to find a suitable plot to build a permanent home on. Restrictions in town make it very difficult.	9/23/2025 11:42 AM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

22	Sewers on main roads and availability to residents would be a good thing.	9/23/2025 7:13 AM
23	Road repair are passed there due dates. Why	9/22/2025 7:18 PM
24	Please enforce the nuisance laws for run down homes and roaming dogs	9/22/2025 1:44 PM
25	There are too many trailers parked on the side of the road.	9/21/2025 4:20 PM
26	Speed up the Dam construction	9/21/2025 3:24 PM
27	Fill our lakes already!	9/21/2025 3:04 PM
28	The Mini Mart should be condemned and removed	9/21/2025 2:47 PM
29	I would like to see the town make their major focus to be completion of the dams and reopening East Boiling Spring road. It currently does not appear to be top priority.	9/21/2025 2:14 PM
30	Residents need to better maintain ditches and culverts	9/21/2025 1:38 PM
31	Keep it simple! Work for the people living here. We need to become a BEE FRIENDLY CITY to keep our gardens healthy.	9/21/2025 11:44 AM
32	Please bring back the yearly bulk trash collection	9/21/2025 11:12 AM
33	The level of expertise in our local government is not in keeping with the needs associated with an area of rapid growth potential and significant challenges with infrastructure.	9/21/2025 9:18 AM
34	I live off of Nassau and the never-ending detour at East BSL road has brought a significant amount of local traffic through those residential neighborhood. Drivers pay no heed to speed limits and take curves left of center on a regular basis. An area that used to feel safe and quaint, where you could walk your dogs or ride your bike, etc, is now dangerous and congested. Please finish this project sooner rather than later!	9/21/2025 9:14 AM
35	Ask for volunteers to help maintain this once beautiful town.	9/21/2025 8:38 AM
36	Focus on getting East BSL fixed, and then getting sewer for the community so it can grow as appropriate.	9/21/2025 7:55 AM
37	Bringing back the lakes asap should be the number one priority	9/20/2025 9:06 PM
38	Stop building, preserve our small town	9/20/2025 8:57 PM
39	If ppl were qualified for the position they held it would help. If the city council actually represented the ppl of BSL and not their own agenda it would help. Balance your budget. I am afraid that when the dam is complete I will flood again. Water runoff and flooding NEED to be dealt with. I'm tired of BSL making problems on your right of way and not lifting a finger to fix your problems but making me responsible for mowing it and fixing erosion. Answer your phones or at least return phone calls to those of us who leave MULTIPLE messages. I'm speaking directly to our maintenance department. I'd fire them all and get qualified ppl for the jobs including the supervisor.	9/20/2025 8:17 PM
40	Stop spending tax payers money without asking them first	9/20/2025 8:08 PM
41	It pains me to see how quickly these small/cheaply built houses turn to eyesores due to lack of landlord and renter responsibility.	9/20/2025 7:51 PM
42	Stop overdeveloping! Widen the roads.	9/20/2025 5:59 PM
43	Taking steps to rid our area of Dollar General. It is poorly managed, dirty and aisles are constantly blocked with items to be stocked on shelves. The city needs a super market, more restaurants and adequate parking for these stores	9/20/2025 5:54 PM
44	More consideration for environmental impact of development	9/20/2025 4:49 PM
45	Please listen to our concerns, especially road conditions, over development and public safety. I also have found heaps of TRASH among the ditches and roads on Charlestown MANY times where they're building more cheap cookie cutter LOGAN homes. They have no respect for us. And the chemicals they use for their ridiculous "lawns" are awful. New residents are leaving sprinklers on 24-7 making drainage ditches RISE higher before rain. It's just atrocious. We want progress, this is not progress. This is capitalism and FAT CATS making decisions that is	9/20/2025 2:51 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

destroying this place faster than we can try to stop it. Thank you for your consideration with this survey.

46	I am financially challenged, as are many residents of BSL, based on posts on Nextdoor.com. We need public transportation, and community services for poor, disabled, and elderly.	9/20/2025 1:40 PM
47	too many trash pile yards	9/20/2025 12:16 PM
48	Require all rental properties to be registered with the city. Charge landlords whatever fee is required annually. Fee should be larger for out of county/state landlords to discourage absentee landlords.	9/20/2025 10:26 AM
49	My house flooded during TC8 in the Highlands. I want to be a long-term BSL resident; however, I am disheartened by the money spent on things in the previous 4 years that did not address the known issue of culverts needing to be lowered to allow water to flow through our community. And now taxes are raised in order to fund something that should have been made a priority before these houses were built and closed on. Whatever funds it will take or has taken to simply lower a culvert, had they been made available and prioritized over several other expenditures by the city from 2021 through 2024, I wouldn't have had to displace my family for 3 months and rebuild my house to an exorbitant cost not only financially but emotionally as well. And it seems as though the town does not really care. I had a bigger response from both my church and my employer than anything received from the city staff or elected officials. That is hurtful to know that those funds may have been prioritized and I wouldn't have had this awful burden, and even so nobody has reached out, apologized, showed sympathy or anything I the year since. Just thought you should know that.	9/19/2025 10:07 PM
50	Open EBSL road and Alton Lennon road	9/19/2025 3:52 PM
51	I think my biggest concern is the lack of communication coming from the government of BSL. The residents are in the dark about what is going on in our area and if there is even a vision for this city. As an example I am on the text messaging service sent to my phone concerning issues in Southport and they are excellent at keeping their residents informed. There is nothing coming out of BSL to IT'S residents. This city can do better! It certainly would curtail the rumors that circulate now. I live on Pine Lake Rd. and it is the number one reason my wife and I are leaving this area very soon. No excuse for the disaster it has been for our neighborhood.	9/19/2025 3:48 PM
52	The City needs to enforce the codes for trailers parked on the streets, junk filled yards, and chickens.	9/19/2025 3:19 PM
53	Bring back the lakes.	9/19/2025 3:03 PM
54	Please stop building new homes. Please monitor R1 neighborhoods and enforce people that use empty lots of land they own to park their cars pile yard junk on the empty lots. People work hard to purchase in R1 and don't want to look at junk all over the place or jungle gyms in front yards.	9/19/2025 2:33 PM
55	Stop over building	9/19/2025 1:53 PM
56	More involved police Dept. Treat BSL for what it is, a neighborhood, and be more responsive to questions and communicate truthfully.	9/19/2025 12:46 PM
57	I think the city should identify more potential greenspace areas by buying residential lots if needed to protect our wetlands and ecosystems and livability here. Also, more walking paths and bike lanes.	9/19/2025 12:18 PM
58	It's a beautiful town. It would look nice with quaint looking businesses buildings along 87.	9/19/2025 11:30 AM
59	STOP the over development and clear cutting.	9/19/2025 10:22 AM
60	Flooding is a huge problem, with just small rain storms, town needs to address ditch cleanings and proper drainage throughout the whole town.	9/19/2025 6:49 AM
61	The detour has a lot of people not stopping for stop signs	9/19/2025 12:16 AM
62	This town needs to encourage development of industrial, commercial and residential property, but they need to do it in a way that requires responsible development. Minimize clear cutting. Realign residential zoning to offer different density developments. Make deals with top quality developers to develop a network of municipal water and sewer services. Be a real town or just sell all the city assets, unincorporate and turn over the city to be absorbed into the county.	9/18/2025 11:57 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

63	While recreation is nice, the most important areas to focus are safety and transportation infrastructure. It would go a long way to helping relieve the stress of the residents. Be careful with starting additional projects when the current ones are not progressing as expected. As the saying goes, "don't bite off more than you can chew."	9/18/2025 10:25 PM
64	Please let people have chickens. Stop trying to be an HOA, we pay our taxes & own our property, Stop letting builders cut down every tree for development.	9/18/2025 9:00 PM
65	I believe we need more for the teenage population - However they have to be respectful, follow the rules and pick up after them selves	9/18/2025 8:44 PM
66	Gravel at intersections and along roads is dangerous for motorcycles. A large dog park like Smith Park on FF Rd in OI would be nice. Buy a few more plows so the City doesn't shutdown when we have 3 inches of snow. Recycling is almost non-existent. My previous town and surrounding towns banned plastic bags. Tough at first but you get used to paper bags and better for the environment.	9/18/2025 8:01 PM
67	Need to get more residents involved in the community.	9/18/2025 7:00 PM
68	Stop ripping down the forest!	9/18/2025 5:18 PM
69	You should extend Crystal Road out to 87 and work in getting a road that connects to 211 in the Midway area.	9/18/2025 2:10 PM
70	I truly cannot believe this survey is even ASKING questions about expansion in any capacity when the roadways are still destroyed almost ten years after the hurricane. Get your house in order, this is unbelievable.	9/18/2025 12:01 PM
71	We would love for the dams to be finished and roadways reopened. It has been much too long.	9/18/2025 11:59 AM
72	Will this survey exist after the election?	9/18/2025 10:22 AM
73	Please no more homes or land development until current drainage issues are fixed. Plant more trees, make more playgrounds/parks!	9/18/2025 8:04 AM
74	Fix the roads clean the ditches and no more pop sickle cookie cutter build homes. New homes should be more or a custom build with individuality like the homes on south shore drive and north shore drive. Limit the homes they are built and make them be all different.	9/18/2025 7:57 AM
75	Question #2 will not allow a "one" for every sentence. I suppose it wants you to rank in importance? I agreed with all 3. Been here 35 years. The traffic on 87 has increased significantly. The middle and high school traffic causes major back-up for miles during take in and release times. Hopefully DOT has been contacted about the desperately needed lane additions. Also, the amount of time the citizens of BSL have had to use a detour is beyond poor city management. No one should have to even ask what needs to be done first around here!	9/18/2025 7:06 AM
76	Traffic calming devices are against NC Fire Code.	9/18/2025 6:17 AM
77	Paving some of our dirt roads would be nice.	9/18/2025 5:56 AM
78	Get the dams finished so that we can get back to normal	9/18/2025 5:03 AM
79	Stop over developing, fix the roads, lower taxes on property, and fix the dam already!!!	9/18/2025 2:59 AM
80	All the development Creating more traffic on Highway 87 Making it congested	9/18/2025 1:14 AM
81	I have lived in the Southport area my whole life. The best thing about BSL has always been the nature. Less developed than the surrounding towns/cities, with larger home lots, beautiful lakes, and a close community. The developments that are being thrown up all around us; are cheap quick builds. Where developers throw as many houses as they can onto hundreds of acres of clear cut forests and wetlands. We've seen pretty clearly, after the last few storms, the consequences of allowing developers to build at alarming rates in areas they shouldn't. Our roads can't handle it, our schools can't handle it, our infrastructure can't handle it, our wildlife can't handle it. Please don't allow large developments in our area. Oh and please finish Pine lake dam! Pretty please. The dirt road detour is killing my car, and it's a jeep!	9/17/2025 9:35 PM
82	I believe the track home build out is bad for everyone. Need to enact a 2 acre minimum.	9/17/2025 9:30 PM
83	The Lakes need to be re-established. It's ridiculous that it is taking so long. Hire new firm.	9/17/2025 9:01 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

84	I'm looking forward to the dams being fixed.	9/17/2025 8:56 PM
85	Please stop the over development and also monitor these houses that look like trash dumps and play music at all hours	9/17/2025 7:07 PM
86	we as citizens need more transparency from the elected officials of this city. they need to answer questions at the monthly meetings, not when its convenient for them. they also need to check their attitudes when speaking to people while voicing their concerns. nobody likes to be talked down to. and the citizens should be the ones to vote when the officials of this city want to spend money we dont have.	9/17/2025 6:42 PM
87	We need drainage and roadway improvements. The damage post cyclone was widespread and kept people from their houses, or stuck in their houses. There needs to be some main evacuation routes and measures taken for preparedness. The town needs to stop overdeveloping the marshland areas that are drier while the lake is gone. These properties are not sustainable, and are causing many problems for the owners, and town. Bring some basic necessities to the town: grocery store, restaurants, etc so that those revenues can bolster the town monies.	9/17/2025 6:13 PM
88	This area is so special, there is no reason to try to turn it into some sort of suburb. I worry about the potential for flooding and other environmental factors that arise from uncontrolled development.	9/17/2025 6:11 PM
89	Currently our voices don't seem to be heard. Poor governance.	9/17/2025 6:04 PM
90	This city was built shortly after I was born. I know all of bridges need repairs. The roads at the infrastructure cannot maintain what we have now much less what is going to be added. We need more roads better access in and out especially for storms all of the digits need to be dug out every single one. After Florence they dug out from the big lake behind Cherry all the way up. We could evacuate during number eight just like we couldn't during Florence and the water was still almost in the backyard. You have to address the situation.	9/17/2025 5:59 PM
91	I believe continued educational opportunities for citizens is important. Too many people are stating things not based on facts or knowledge. Current increased efforts are appreciated and should continue.	9/17/2025 5:56 PM
92	Please focus on optimizing our current amenities and infrastructure support before considering the expansion of any recreational services. Access to schools and health services are paramount. E. BSL Rd. near Camp Pretty pond has been deteriorating, as well as many of our current roads. While progress has been made, the job is far from done. Our evacuation routes need to be top priority! We should also consider a push for a roundabout at 87 and 50 Lakes intersection to decrease congestion and minimize traffic light maintenance costs.	9/17/2025 5:29 PM
93	Please get all roads open	9/17/2025 5:06 PM
94	If boiling springs lakes continues to grow then we need a public sewer system, a larger administration, public works department and a storm water department	9/17/2025 5:00 PM
95	I'm very concerned that if sewer comes in there will be more explosive building that our infrastructure can not handle. Should outlaw burning when building homes or other buildings in the city.	9/17/2025 4:56 PM
96	Fix the roads , stop spending so much on the dams, and find a way to control storm water. I h have bought a house for \$300,000that has flooded and I am trapped in this house and am terrible of flooding again. Even though I now have insurance which my realtor said I wouldn't need. So fix the problem please so we don't have to all live in fear and can enjoy living here instead of feeling trapped and traumatized. Thanks, your neighbor in The Highlnds	9/17/2025 4:41 PM
97	Stop overdeveloping, make contractors pay to repair the roads they are destroying, stop developing wetlands, make more family friendly programs available and affordable, and do something about stores selling Kratom and their marketing.	9/17/2025 3:29 PM
98	Issues needing addressed Storm water Easy access for emergency services Maintained evacuation routes	9/17/2025 2:22 PM
99	Light a fire under the asses of the dam construction people!	9/17/2025 1:17 PM
100	Please stop the building until we have the roads, power and water to deal with the increase of people	9/17/2025 12:25 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

101	Stormwater management needs to be better established. It's not getting done in the areas that are most important	9/17/2025 12:06 PM
102	Overall the town looks mismanaged and unorganized. Not consistent and serving only money not quality of life	9/17/2025 11:49 AM
103	Would love to see roads fixed and proper lighting back at entrance to 50 Lakes Dr	9/17/2025 11:14 AM
104	NA	9/17/2025 10:54 AM
105	Vote for new board	9/17/2025 10:33 AM
106	Focus on getting detour open. Screw the lakes it takes to long for EMS and fire to save the citizens.	9/17/2025 10:10 AM
107	When will the detour and dam be done. When will roads be fixed.	9/17/2025 9:48 AM
108	Would like to see grocery store, restaurants, etc.	9/17/2025 9:45 AM
109	Obviously we are growing too fast and need more support infrastructure. We also have seen recent storms that have collapsed our roads, we need to consider flooding and serious storm management to protect residents	9/17/2025 9:30 AM
110	Stricter Noise ordinances Property's maintained by owners More patrols on Woodcrest Road	9/17/2025 9:16 AM
111	I love it here but I don't feel safe and I don't feel like leadership cares about anyone but their own wallets.	9/17/2025 9:14 AM
112	Stop the development, fix what we have, no rental units, stop the wasteful spending get back to basics.	9/17/2025 8:56 AM
113	Sidewalks on the pieces the City Owns on East Boiling Spring Road need to be a priority.	9/17/2025 8:40 AM
114	Infrastructure needs updating to keep up with all the building	9/17/2025 8:38 AM
115	We should never allow clear cutting of lots and we should require developers to retain the native vegetation on the lots they develop otherwise we'll look like Leland or Myrtle Beach.	9/17/2025 8:28 AM
116	Change the name to 'The Village of Boiling Spring Lakes'. 'City' is ridiculous for this little community. New York and LA are cities.	9/17/2025 8:23 AM
117	Get the EAST BSL RD OPEN!!!!!!	9/17/2025 8:22 AM
118	Please stop removing trees to build housing.	9/17/2025 6:18 AM
119	You need to actually implement drainage plans in BSL. Homeowners should not be worried about flooding in their brand new homes.	9/17/2025 5:55 AM
120	Infrastructure needs to support growth. I would also suggest a larger grocery store.	9/17/2025 3:43 AM
121	No more new housing... the tax hikes are crippling. Please focus on maintaining what we have, in place make improvements to infrastructure & roadways. The area is over grown & over developed... we need jobs to help support the community. A strong focus needs to be in place on prevention of flooding & storm damage . The "no name" storm should have opened a lot of EYES to how critical this is. No more new housing of any kind... ZERO.	9/17/2025 2:27 AM
122	Please stop building so many houses. Stop clear cutting and destroying our land.	9/16/2025 11:53 PM
123	We moved here from Fuquay-Varina to get away from the traffic, noise, congestion and development. Remember that when you bring in things like supermarkets and shopping centers you bring the noise, trash, light pollution and traffic with it. We experienced trucks unloading all through the night, every day of the week. Trash haulers dropping dumpsters all through the night and traffic blocking every intersection. If you're bringing retail, put restrictions on the amount and the operating hours of them and their service suppliers.	9/16/2025 11:10 PM
124	While we do not have HOA here, there should be a certain standard for homeowners to follow. I live on South Shore and most homes are well kept, but some are complete eyesores with multiple vehicles in the yard, junk piled on porches and in carports. Some are overgrown with peeling paint etc. other parts of BSL behind the high school down Charleston etc have similar situations. The town must have some regulation that makes people clean up their dwelling! We also need business here including grocery store, banking, urgent care, and other retail. W ave so many new young families here that need these services!	9/16/2025 10:06 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

125	Maintain existing facilities..focus on citizens needs..programs promoting Good Neighbors	9/16/2025 9:55 PM
126	Na	9/16/2025 9:49 PM
127	BSL suffers from an extreme lack of adequate infrastructure of all types - roads, lakes/water management, sewer, etc. We don't have adequate infrastructure for the current residents and businesses. There is absolutely no justification for growth without serious additions and corrections to current infrastructure.	9/16/2025 9:47 PM
128	Stop raising taxes for new commercial districts and return our "Dam" levy money.	9/16/2025 9:42 PM
129	Police the traffic on Pine Lake ake Rd 24/7. Put cameras up if you have to. Be careful of clear cutting and where that run off is going to affect a pre-existing residence.	9/16/2025 9:42 PM
130	Hold builders/developers responsible for proper drainage with thorough oversight.	9/16/2025 9:41 PM
131	Roads are bad.	9/16/2025 9:36 PM
132	A place where the city can rent out property or a private owner for yard sales kind of the way Leland used to have a flea market a place for family events with restrooms, not Porta Jhons and a waterpark planet fitness something along the lines of jungle Rapids that would bring a lot of revenue to our city	9/16/2025 9:35 PM
133	Anxious to have the lakes back and detours resolved AND the day the city fires McGill engineering and successfully sues them to recoup some of the money they have burned this city out of.	9/16/2025 9:29 PM
134	Thank you for doing the best you can!	9/16/2025 9:19 PM
135	I'm all for improving storm water run off, but not at a huge cost. Two teams cycling through the city, clearing out, redigging and maintaining the network of culverts would be an economical solution. Along with replacing undersized piping beneath intersections (where needed) so that culverts don't backup causing water to flow across intersections.	9/16/2025 9:18 PM
136	Please fix the ditches on cherry Rd towards juniper.	9/16/2025 9:13 PM
137	I worry about BSL being over developed and not planned out correctly. I don't mind BSL growing has long to is in the right way.	9/16/2025 9:06 PM
138	I have requested multiple times for maintenance to be performed on the drainage ditches, they are over growth and cause significant back up and flooding, the only time any maintenance has been performed was due to construction of houses which caused more flooding issues on my road. We have to pay someone to come maintain our drainage ditches but to the cities incompetence.	9/16/2025 9:05 PM
139	87 is fast becoming very congested and I have observed vehicles wait long periods to pull out of local business. It is understood that this road belongs to NCDOT but I would make repeated attempts to request remedies as it will soon become inundated with traffic.	9/16/2025 9:04 PM
140	Please open fix east bsl as fast as possible! And fire that coward of an so called engineer, he needs to return his degree back to the crack jack box it came out of .	9/16/2025 9:03 PM
141	Stop regulating what we can and can't have. Let us have chickens again. Stop telling us what we can and can't do with our property,	9/16/2025 9:03 PM
142	Fix the dams!! Fix the roads! End the detour!!	9/16/2025 8:59 PM
143	I am so saddened by the lack of response after the unnamed cyclone last year, the detour being delayed over and over and the constant over development I our area. We all moved here to be in a safe, quiet place with an infrastructure that would support us for years to come. Way too much land has been cleared for who knows what and the roads/infrastructure cannot support the people that are already here, nevermind the thousands that are anticipated to come.	9/16/2025 8:53 PM
144	Flooding is a growing issue. Increase in property taxes is hurtful for those who have lived here a very long time. It's easy to move here and live comfortably when you've sold a house elsewhere. If you've lived here your whole life, it's hard to keep up with the property taxes and home insurance premiums.	9/16/2025 8:51 PM
145	Are we going to get a grocery store or other businesses in the area.	9/16/2025 8:51 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

146	Ensure lots are not filled in that were previously flooded in prior events. The flood plain maps may have not changed but historical events should play a role. Road repairs need to be completed to ensure evacuation routes. Prevent clear cutting of trees and require minimum tree canopy or percentage of trees to be kept. Reevaluate woodpecker areas as many lots have been cleared that were established habitats. Ensure proper storm water drainage in areas with a history of flooding. Houses have been built in areas that have completely washed out during past storms	9/16/2025 8:48 PM
147	Please fix the main road so we can stop the detour. It's gone on long enough.	9/16/2025 8:48 PM
148	Time to vote for new people...current administration has failed	9/16/2025 8:35 PM
149	Please stop allowing builders to develop subdivisions within BSL. Dig some ditches, quit spending excess money. Elect new commissioners, managers etc. Allow public comments and provide responses by commissioners. Each and every expense to be voted on by property owners. More transparency from those making decisions for BSL.	9/16/2025 7:48 PM
150	would like more transparency from our leaders. Maybe some type of weekly or monthly newsletter to all residents. Not all residents have computers or access to the city website, facebook page, capability/understanding to access, that information, etc. A one or two page newsletter would be very helpful.	9/16/2025 7:40 PM
151	We need to focus on upgrading/maintenance of current developments before approving new developments. We need to be able to support the residents that the current housing has before building new housing to bring in new residents that we can not support.	9/16/2025 7:39 PM
152	I've lived here in BSL since birth 52 years ago. I was blessed to be able to purchase my family homes. I don't want to live anywhere else but we have to slow the growth of BSL and Brunswick County as a whole.	9/16/2025 7:06 PM
153	The main road, east of the train tracks, really needs to be resurfaced.	9/16/2025 7:02 PM
154	Keep the trees and natural water ways. Prevent building in flood zones.	9/16/2025 6:57 PM
155	We have lived here almost 30 years and until the past two years, we have never been concerned of flooding. Now they have cleared the land behind us and even minimal rain causes us to flood, even with an empty lake in front of us. I can't imagine what will happen if they lake is ever filled.	9/16/2025 6:45 PM
156	We need to work on getting members of the community to take better care of their property. Too much junk in yards. No one is policing this. This is also a residential community too many business vehicles in yards. Also, NO chickens but somehow I hear a rooster everyday.	9/16/2025 6:20 PM
157	Thank you for asking my opinion of how my city should grow. I've lived here 21 years and feel like it's home, but I don't wanna leave, but I will if they start overbuilding and not paying attention to infrastructure. Please no more over building homes!!	9/16/2025 6:20 PM
158	There are too many run down properties. Broken down cars and piles of junk in yards. This is a residential community not commercial there should not be construction equipment and trailers everywhere	9/16/2025 6:18 PM
159	I'd like so much to have our plan include a real country city environment with sidewalks, streetlights and businesses along the commercial area. Also multiuse walking/bikeriding/etc paths that would afford the ability to move about town safely for everyone. I'd also like to see the lakes become a hub for everyone to use and draw on this treasure for our residents. Maybe become a state park. I've traveled through many towns across the country that definitely take the resources like we have and grow them into a little piece of heaven. This is a wonderful town and could be so much more. The important thing is to use this Land Use Plan to guide us through what our ultimate goal is with guidelines, required development plans from developers and ordinances that keep everything heading towards this goal for any development being done.	9/16/2025 6:03 PM
160	New streetlights are desperately needed, especially at the intersection of 50 Lakes and Hwy 87. That should be a priority for safety, especially with all the development in that part of BSL.	9/16/2025 5:33 PM
161	Adding turn lanes on 87 would help alleviate stopped traffic for left turns .	9/16/2025 5:29 PM
162	More transparency, citizens groups to help mold BSL's future.	9/16/2025 5:27 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

163	Restoration of our lakes should be number 1 priority. The city should divest from the property purchased from the former golf course.	9/16/2025 5:23 PM
164	please put sidewalks and please repave East Boiling Spring Road	9/16/2025 5:02 PM
165	Stop allowing people purchase a small undeveloped lots and then divide & make two homes on the parcel. This has happened too much on Frink Lake. Our road was beautiful with custom homes made in the early 2000's. In the last four years 6 homes were crammed in. The human density is now too much on this road and for the wildlife habitat. Overdevelopment in this area has got to be curbed as we running off our most beautiful asset.	9/16/2025 4:48 PM
166	You narrowed Eden Dr and lowered the speed limit....both are a joke	9/16/2025 4:38 PM
167	Thank you for the work you do. In public forums please be professional and avoid finger pointing. Ensure questions from citizens are answered vs shutting them down. If you don't know the answer write down the question and email or phone number to get back with the resident.	9/16/2025 4:28 PM
168	Storm water management & slowing development. Stopping development in places known to flood to prevent new homeowners having issues	9/16/2025 4:23 PM
169	Communication, Transparency, City staff and elected officials that LISTEN to the citizens, we are a small community we need to work together.. not against each other...keep it affordable, ... VOLUNTEER programs for the children, baseball, football, soccer, golf, disc golf, tennis, pickleball...this can be done by volunteers... not paid staff.. the Parks and Rec budget is too high now, for what it offers.. it's a "money pit"...	9/16/2025 4:09 PM
170	We need commercial commercial commercial. Also....The new storm water team came down Nicklaus road. They filled in some holes where the dirt washed into the ditch but they did not clean the ditch at all. The piles of dirt that feel in are still there.	9/16/2025 4:09 PM
171	we need more parks and walking trails, green spaces	9/16/2025 3:41 PM
172	I am very anxious for the Lakes to come back.	9/16/2025 3:32 PM
173	Stop building. There is a reason why all these houses use to not be here.	9/16/2025 2:58 PM
174	Need a grocery store no more dollar stores and a family style restaurant	9/16/2025 2:54 PM
175	Stop destroying our perfect town with these houses.	9/16/2025 2:36 PM
176	Fix the issues already evident, known proven and still awaiting resolution before adding anymore additional features to work through. You can spend money to make money, but if you do that and not have reliable ground to stand on that keeps deteriorating or being unkept, will cause more money in the end.	9/16/2025 2:23 PM
177	I think the ownership of chickens should be reconsidered and seen as an acceptable sustainable development initiative.	9/16/2025 2:14 PM
178	Make nature preservation a priority. BSL doesn't really have anything else going for it that gives the town "personality" like Southport has the riverfront and the cute shops and Oak Island has the beach. BSL has nothing, especially without the lakes. BSL should be a place where people can come hike, bike, run, kayak, sail, etc and just enjoy nature because the county government seems hell bent on destroying every bit of nature we have left.	9/16/2025 2:13 PM
179	I want you to know that your mayor is awful, you have no clue how to run a town & Idiots working in the offices. It's a shame that this town could be so much more but why complain when nothing is done. It's a backwards place! THE ROADS SHOULD BE COMPLETED BY NOW!!! So much incompetence I dont know where to begin. We'll NEVER have a lake at the rate you're going. You hire idiots! This is a lost, forgotten little town that could be so much more. Its a waste to even have this survey knowing NOTHING will come of it.	9/16/2025 2:09 PM
180	I've lived in Brunswick County for 50 years and I don't want to see BSL turn into a HOA community. I am so concerned about the quality of new home being built! Home owners need to be protected by stricter building codes involving height of foundations and storm water runoff. An 80 yr old widow recently bought a house in the Highlands. The builder did not connect the sewer and raw sewage spilled into the ditches. During one heavy rain, she was out in the pouring rain at 80 yrs old digging a ditch to keep water out of her home bc the property was graded to drain into her backdoor. Our seniors need to be protected by stronger building codes!	9/16/2025 1:57 PM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

181	We need a grocery store. There are plenty of people that would use it and it would offer locals a job close to home. We needs all roads repaired and kept that way. I'm concerned about needing help in an emergency and it not getting to me quick enough.	9/16/2025 1:49 PM
182	We need to fix what we have before we build anything new.	9/16/2025 1:45 PM
183	Please stop building Please put a one year moratorium on all building During that year Please decide how to proceed A minimum of one acre lots to build on keeping half the trees is not unreasonable PLEASE KEEP BIRD SANCTUARY RULES IN PLACE! NO MORE CLEAR CUTTING! THANK YOU FOR THIS SURVEY AND FOR READING ALL MY WORDS!	9/16/2025 1:38 PM
184	Please repair and upgrade the roadways. They are in poor conditions and are currently dangerous for all drivers!	9/16/2025 1:24 PM
185	The City needs to use more outlets for communication with citizens OTHER than Social Media. Texts for emergencies are excellent. An email list with frequent communication and updates would be a good option. I like that the City meetings are livestreamed on Facebook	9/16/2025 1:23 PM
186	Opening E Boiling Spring Rd continue to be top priority. Follow up to ensure proper dam height for all dams.	9/16/2025 12:48 PM
187	The tree removal permit process is a joke. I am going into 90 days awaiting for a permit to remove 14 trees on our lot that will still have more than 30+ trees remaining after the removal. Something needs to be changed to make this more acceptable.	9/16/2025 12:35 PM
188	Clear cutting lots is increasing impacts of flooding and therefore expenses to both residents and the city budget.	9/16/2025 12:34 PM
189	Golf cart and bike friendly would make this community a closer knit, neighbor friendly environment	9/16/2025 12:30 PM
190	Need stop light for 50 lake dr.	9/16/2025 12:27 PM
191	Developers need to address storm water runoff with each new build. Each. New. Build.	9/16/2025 12:19 PM
192	Fix the infrastructure. Don't buy anymore unwanted property, things especially without the citizens not knowing.	9/16/2025 12:19 PM
193	Sidewalks would be absolutely amazing. I love going on walks and I see people running and we are having to do so in the road. I've stopped going on my walks as frequently because I don't want To have to walk in the ditches when a car is coming by	9/16/2025 12:15 PM
194	The drainage and infrastructure problems are only getting worse. The street department cannot keep up with it all. We need more help and equipment.	9/16/2025 12:15 PM
195	Just my 2 comments about cutting down pine trees and adequate parking. See above.	9/16/2025 11:37 AM
196	Please take care to put the water mitigation Abc's flood plan, evacuation route in place before anything else.	9/16/2025 11:31 AM
197	I wish there was one grocery store that was closer than Southport. Other than that I love it to stay more rural than urban with less development.	9/16/2025 11:07 AM
198	Thank you Gordon Hargrove for the harassment. I was able to get the junk out of my yard that was there for 7 years until my ex husband Aaron Harward who is also a city employee was removed from the property and that's when the harassment started. Much appreciated!	9/16/2025 10:52 AM
199	The chicken ordinance is nonsense and could be easily adjusted. The roads need better maintenance. The Venus fly traps need better protection.	9/16/2025 10:47 AM
200	If anything is to be focused on in this city, it is infrastructure. Roadways, stormwater management, RESPONSIBLE development of property with a defined purpose. As a city we need to get creative in budgeting to achieve these goals with our limited tax base. We need to be smart and understand that for the city to have a robust infrastructure, it may mean sacrifices in parks and rec, or libraries, or other extracurriculars. Brunswick county in general is lacking in proper infrastructure, and I believe setting this as a clear focus in BSL would really set a positive precedent for county leadership and encourage people to live, work, and enjoy BSL.	9/16/2025 10:40 AM
201	Your spending to much on recreation department.	9/16/2025 10:25 AM

City of Boiling Spring Lakes Comprehensive Land Use Plan Survey

202	Why were the tax payers not allowed a voice in the purchase of the old golf clubhouse. What a waste!!! That money could have been better allocated to things the town could use currently.	9/16/2025 10:15 AM
203	Our leaders are corrupt, inefficient, unavailable and need to go! You cannot speak to them, communicate with them or reason with them	9/16/2025 10:14 AM
204	I would also like for our city government make some drastic measures on the dam progression. The residents in this town have zero faith in our leaders right now. And that is not a good feeling. When I am constantly seeing our town in the news because of the poor management it's time that we need to clean house. And that is the general consensus with the residents here.	9/16/2025 10:11 AM
205	Need a Grocery Store	9/16/2025 10:11 AM
206	This is a city of younger people growing up in here. We can not stay stagnant, the only way to grow in with expansion. With a city with nothing to do allows for younger generations to create things to do which creates crime and drugs. We need to allow this to grow and expand. Growth creates jobs which intern creates more tax's to create more money to the city to help with roads, buildings, and other needed items within the city financial needs. Allow the city to spread its wings and grow allow businesses to come in and let our family's spend there money within our city not others to put back into ours.	9/16/2025 10:07 AM
207	Keep BSL green and safe	9/16/2025 10:05 AM
208	Taxes are getting too high for this city.	9/16/2025 10:01 AM
209	I understand that this about the city growing but I think the BOC and Mayor needs to open up and take a look around at the waste by the Public Works superintendent and the leaders of the Building and grounds department.	9/16/2025 9:02 AM



IMAGINE 2040

COMPREHENSIVE PLAN

Charting the Course for Boiling Spring Lakes



CITY OF
BOILING SPRING LAKES

DRAFT

ACKNOWLEDGEMENTS

City of Boiling Spring Lakes

9 E. Boiling Spring Rd.
Southport, NC 28461

Board of Commissioners

Jeff Winecoff, Mayor
David Mammay, Mayor Pro-Tem
Teagan Hall, Commissioner
Justin Lovin, Commissioner
Kimberly Sherwood, Commissioner

Planning Board

Lucille Launderville, Chair
Carrie Moffett, Vice Chair
Sharon Zakszeski
Stephanie Bodmer
Travis Cruse
David van Der Vossen – 1st Alt.
Chris Sekula – 2nd Alt.
BOC Liaison – David Mammay

City Staff

Gordon Hargrove, City Manager
Nicole Morgan, Assistant City Manager
Tanya Shannon, City Clerk
Suzanne Price, Zoning Technician

Technical Assistance By

Anchorpoint Planning
Wes MacLeod, AICP, ASLA – Principal
Ron Satterfield, Director of Planning Services

TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION

Boiling Spring Lakes Community History	04
Regional Location	05
Climate	05
Purpose & Importance of Land use Planning	06
Compliance with North Carolina Comprehensive Land use and Zoning Regulations	06
What Is CAMA and How Does it Relate to Boiling Spring Lakes?	07
The CAMA Permit Process	08
Vision Statement	08
Community Survey Results	09
Community Concerns and Aspirations	09

CHAPTER 2: COMMUNITY PROFILE

Population Characteristics	10
Population Projections	11
Housing	13
Education	14
Economy	16
Summary	19

CHAPTER 1: INTRODUCTION

BOILING SPRING LAKES COMMUNITY HISTORY



Source: City of Boiling Spring Lakes and Residents

The City of Boiling Spring Lakes, located in southern Brunswick County near the Atlantic Coast, was incorporated in 1961. The City is named for its distinguishing natural feature: a unique "boiling" spring that discharges an estimated 43 million gallons of fresh water daily.

Prior to incorporation, the area began development in the late 1950s as a planned community. The developers subdivided a vast tract of land with over 50 natural and man-made water features. The development was actively marketed as "America's Greatest Real Estate Value."

Following its establishment, the City's growth was modest through the 1960s but accelerated the 1970s and has continued to grow into the present day. The City's residents enjoy access to a growing and diversified regional economy that continues to fuel its expansion as a residential community.

Today, Boiling Spring Lakes is known for its unique natural features, affordability, and proximity to regional amenities. Though the community has faced recent challenges due to the impact of natural disasters on local infrastructure, Boiling Spring Lakes has shown itself to be resilient. As of 2024, the state reports that the city has approximately 7,000 residents, a figure that reflects the ongoing, steady growth of the greater Brunswick County region.

REGIONAL LOCATION

The City of Boiling Spring Lakes is located in growing southeastern Brunswick County, part of thriving coastal Southeastern North Carolina. Its proximity to other growing communities such as Southport and St. James, as well as the nearby larger City of Wilmington, provide access to a sizeable regional population and economic activity.

To the southwest, approximately an hour away, lies the City of Myrtle Beach. This rapidly expanding tourist and retirement destination

provides residents with access to additional economic, transportation, and commercial opportunities beyond those in the immediate Wilmington area.

Beyond these regional connections, Boiling Spring Lakes offers convenient access to the natural and recreational resources of the Carolina coast. The Towns of Oak Island and Holden Beach are a short drive away, providing direct access to the Atlantic Ocean. Ongoing highway improvement projects continue to strengthen the area's transportation network. This accessibility to urban amenities, resort communities, and coastal resources enhances the overall attractiveness and connectivity of the City of Boiling Spring Lakes.



Source: City of Boiling Spring Lakes and Residents

CLIMATE

The South Atlantic states have a subtropical climate that typically experiences mild winters and hot, humid summers. Boiling Spring Lakes has an average annual rainfall is 60.15 inches with most of the precipitation occurring in the summer months. The average yearly temperature in the area is 64 degrees, with an average of 47 degrees in January and 82 degrees in July. The average snowfall is less than 1 inch.



Source: City of Boiling Spring Lakes and Residents

PURPOSE & IMPORTANCE OF LAND USE PLANNING

Land Use Plans provide a blueprint for growth and development over the next 20 to 30 years. When viewed as a guide, the document is intended to present the basic description of the City of Boiling Spring Lakes now and into the next few decades. Preserving the Town's unique sense of place while also providing vision for development and growth based on community desires is the primary purpose of this land use plan. Policies and recommendations drafted as part of the process are rooted in the desires of the City's citizenry. Public engagement and input are vital to the planning process as initiatives that cannot be supported by the City's residents will not be successful in implementation.

A land use plan functions as a tool for policy and decision making by analyzing/evaluating important factors of a local area's population, demographics, economy, natural environment, capacity for growth, and development trends. By providing this guidance, a local

government can avoid land use conflicts within their jurisdiction. Additionally, a land use plan can be an indicator of future action based on the information and goals present in the document, allowing staff, developers, elected officials, and citizens to be better informed about the future of their community. Consequently, in accordance with enacted legislation, this land use plan serves as a fundamental requirement for the City of Boiling Spring Lakes to effectively exercise its zoning authority.

COMPLIANCE WITH NORTH CAROLINA COMPREHENSIVE LAND USE AND ZONING REGULATIONS

The comprehensive plan is not a regulatory document – it is a policy document containing non-binding guidance and recommendations. The municipal and county planning and zoning enabling statute (NCGS 160D) requires that local governments adopt a comprehensive plan or land use plan if they have an adopted zoning ordinance. Per the statute, these plans “set goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction” and these plans are to be “reasonably maintained” with occasional updates.

This statute also requires that zoning be “in accordance with a comprehensive plan” and that local governments boards make statements of consistency when making zoning decisions on a

development application. If a local government approves a rezoning request that is not consistent with the comprehensive plan, the zoning amendment shall have the effect of also amending the Future Land Use Map in the approved plan and no additional request or application for a plan amendment shall be required per the statute.

WHAT IS CAMA AND HOW DOES IT RELATE TO BOILING SPRING LAKES?



Source: City of Boiling Spring Lakes and Residents

The Coastal Zone Management Act (CZMA) was passed in 1972 by the United States Congress as a tool to encourage coastal land use planning at the local and state levels. In response to the CZMA, North Carolina created the Coastal Area Management Act (CAMA, N.C.G.S. 113A-100) in 1974, establishing a cooperative program between local and state governments. At the state level, CAMA provides a framework for local communities in the 20 coastal counties (including Brunswick County and the City of Boiling Spring Lakes) to plan and regulate development activity.

The Department of Environmental Quality (DEQ) administers CAMA programs and regulations through the Division of Coastal Management (DCM). CAMA established the governing body for regulations on the coast, the Coastal Resources Commission (CRC) within DEQ. The CRC is responsible for approving Coastal Habitat Protection Plans, designating Areas of Environmental Concern (AEC), and providing permits for these areas. The Coastal Resources Commission is also responsible for officially adopting land use plans in accordance with CAMA. The state government acts primarily in a supportive, standard-setting, and review capacity role. (Note: CAMA Land Use Plan guidelines are subject to revision).

This Land Use Plan is prepared in accordance with the North Carolina Coastal Area Management Act, specifically Subchapter 7B, “CAMA Land Use Planning Requirements” of the North Carolina Administrative Code.



Source: City of Boiling Spring Lakes and Residents

THE CAMA PERMIT PROCESS

The Coastal Area Management Act regulates activity in Areas of Environmental Concern (AEC). A CAMA permit is required if all of the following conditions are met for a project:

- It is located within one of the 20 coastal counties of North Carolina
- It is considered “development” under CAMA
- It is within, or it affects, an Area of Environmental Concern established by the CRC; and
- It does not qualify for an exemption.

CAMA (NCGS 113A-103(5)(a)) defines a development project as “any activity in a duly designated area of environmental concern ... involving, requiring or consisting of the construction or enlargement of a structure; excavation; dredging; filling; dumping; removal of clay, silt, sand, gravel or minerals; bulkheading; driving of pilings; clearing or alteration of land as an adjunct of construction; alteration or removal of sand dunes; alteration of the shore, bank or bottom of the Atlantic Ocean or any sound, bay, river, creek, stream, lake or canal.”

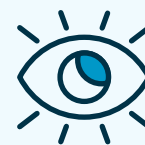
What is an area of environmental concern?

Areas of Environmental Concern are natural areas of ecological importance. These areas are easily disturbed, possibly by erosion or flooding, or they have environmental, social, economic, or aesthetic importance. By classifying areas as AEC’s, the CRC can control development within those areas to prevent irreversible damage. The four categories of AEC’s as defined by the CRC include: the estuarine and ocean system, the ocean hazard system, public water supplies, and natural and cultural resource areas.

A project is likely located in an AEC if:

- It is in or on navigable waters within the 20 CAMA counties;
- It is on a marsh or coastal wetland;
- It is within 75 feet of the mean high water line along an estuarine shoreline;
- It is near the ocean beach;
- It is near an inlet;
- It is within 30 feet of the normal high water level of areas designated as inland fishing waters by the N.C. Marine Fisheries Commission; or
- It is near a public water supply.

There are no identified Areas of Environmental Concern within the City’s planning jurisdiction.



VISION STATEMENT

A vision statement provides a one sentence declaration of the future intentions and general direction of an organization, business entity, or locality. For the City of Boiling Spring Lakes, the vision statement was drafted based upon public input, stakeholder concerns, and future growth. The statement should support future actions and decisions which may impact the quality of life for residents.

The vision statement for the City of Boiling Spring Lakes is a general assertion of the City’s preferences for future growth and development.

To be completed



Source: City of Boiling Spring Lakes and Residents

COMMUNITY SURVEY RESULTS

To be completed.

COMMUNITY CONCERNS AND ASPIRATIONS

In compliance with the 15A NCAC 7B requirements, the community concerns and aspirations are outlined below. Based on survey results, the top five public input priorities were developed. It should be noted that these priorities are goals and intentions of the survey respondents and are to serve merely as a resource. These priorities are by no means a mandate for future funding or policy change. The priorities are listed in order of significance.

Top 5 Public Input Priorities

To be completed.

CHAPTER 2:

COMMUNITY PROFILE

The following analysis provides information on the population characteristics of the City of Boiling Spring Lakes. Such information is intended to allow City officials to make growth management decisions based on an understanding and knowledge of where the City has come from, where it is, and where it may be heading.

The current population and projected growth for the City are important to consider when estimating how the area will be impacted by future development. Information on the population, housing availability, and economic characteristics of Boiling Spring Lakes will enhance the City's ability to make growth management decisions using knowledge of the community's history, the characteristics of today, and what it may be like in the future. Demands placed on local infrastructure, such as roads, sewer, stormwater, and community services are directly related to population growth and the need for planned development is critical to accommodate for the projected population increase in the area. The demographic statistics and data on the existing housing stock establishes a foundation for understanding the future demands of housing.

Note: Data and statistics in the following section come from several sources. Figures from beyond 2024 are estimations and projections. Statistics from 2024 and prior are sourced from the US Census Bureau/American Community Survey or the North Carolina Office of State Budget and Management (NCOSBM). The NCOSBM provides annual population figures for each municipality in the state. This number can often differ from those identified from the American Community Survey. Other statistics, facts, and figures related to age, housing, income, and employment will be sourced from the US Census Bureau American Community Survey. Additional information will be obtained from the City of Boiling Spring Lakes where necessary.



Source: City of Boiling Spring Lakes and Residents

POPULATION CHARACTERISTICS

According to the North Carolina State Demographer, the City of Boiling Spring Lakes had an estimated population of 6,984 in 2024. This marks a

17.5%

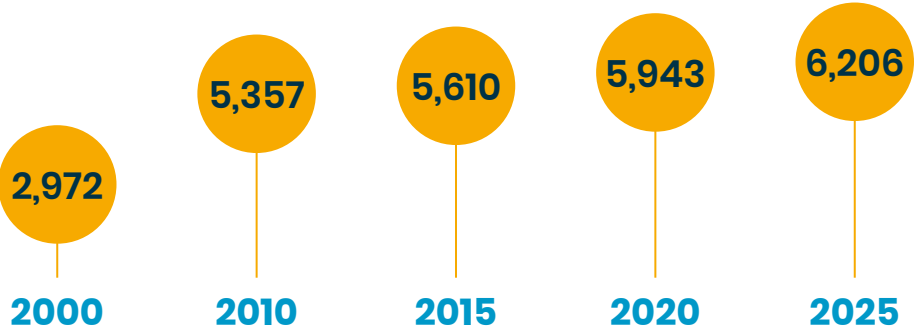
increase since the 2020 Census, when the population was recorded at 5,943 residents.

To plan for the future, it is essential to consider the past, present, and projected population trends. Over the course of the current century, the City of Boiling Spring Lakes has experienced steady growth. The 2000 Census recorded 2,972 residents. By 2010, that number had nearly doubled to 4,982, marking the city’s steepest period of growth in the recent past. That growth continued through 2015 when the population reached 5,610 and increased again to 6,156 by 2020 (Figure 2.1). The addition of 263 new residents between 2020 and 2023 reflects the city’s continued attractiveness as a place to live within the region.

As growth is expected to continue in the years ahead, understanding the city’s population trajectory will be critical for guiding future land use and development decisions. Boiling Spring Lakes is not growing in isolation. Between 2020 and 2023, Brunswick County saw a 17.4% increase in its population at large, making it the fastest growing county in the state of North Carolina, outpacing the second fastest by 5.5%. As the city continues to grow within this rapidly expanding region, thoughtful planning will be essential to support sustainable development and preserve community character.

FIGURE 2.1:
City of Boiling Spring Lakes: Historical Population Trends (2000–2023)

Source: U.S. Census Bureau
ACS 2023 5–Year Estimates



The median age of residents in the City of Boiling Spring Lakes is 46.8 years old, which is slightly higher when compared to the state’s median age of 39.1. The largest age group in the city ranges from 70 to 74, with 804 residents recorded in this cohort in 2023. Nearly a quarter of the city population, 22.2% or 1,385 residents, are

age 65 or older (Figure 2.2). Generationally, Generation X makes up the largest share of the population at 24.7%, followed by the Baby Boomers at 23.9%. Conversely, those under 30 – Gen Z and Generation Alpha – account for less than 30% of the population, reflecting a community that skews slightly toward retirees. This aligns with

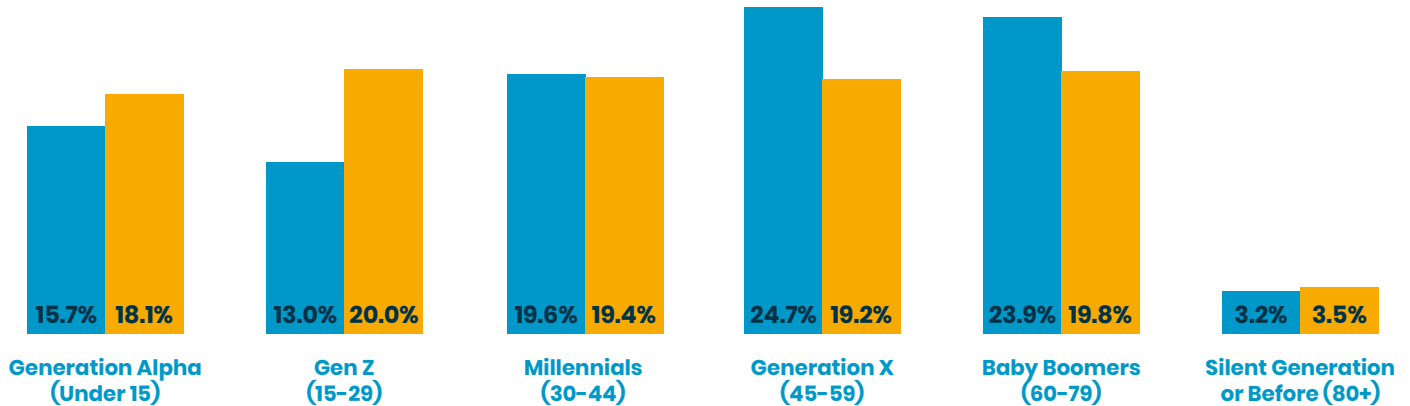
Brunswick County’s reputation as a nationally recognized retirement destination while continuing to see growth in its school-age population. The City’s age demographic profile underscores its position as a community that has attributes that residents of all ages find attractive.

FIGURE 2.2:

City of Boiling Spring Lakes: Population by Age Group

Source: U.S. Census Bureau ACS 2023 5-Year Estimates

● Boiling Spring Lakes
● North Carolina



Understanding the historical and cultural context of the generational cohorts that make up a community is highly beneficial to effective planning. While generational labels are often used casually in public discourse, these cohorts represent distinct groups whose worldviews, behaviors, and economic decisions are informed by the shared contexts that have shaped their life experience.

The **Silent Generation** also known as the **Greatest Generation** grew up during the dual crises of the Great Depression and World War II and came of age under the shadow of the early Cold War during the “silent” movie era.

Baby Boomers are a large, post-World War II generation that grew up amid unprecedented economic prosperity and widespread suburbanization, in addition to experiencing an era of rapid social change.

Generation X grew up during a rise in dual-income and divorced households, while also witnessing the end of the Cold War and the birth of the personal computer.

Millennials came of age as the first true “digital integrators,” maturing alongside modern consumer electronics. This generation entered adulthood to face the shock of the September 11th attacks and the economic devastation of the Great Recession.

Generation Z were the first “digital natives,” growing up with near-constant internet access, smartphones, and social media.

Generation Alpha were born entirely in the 21st century, with their formative years shaped by AI-driven technology, streaming media, and the long-term impacts of the COVID-19 pandemic.

These generational contexts offer a useful starting point to understanding the mindset of a community at large when it comes to topics as broad as attitudes towards spending and saving, values, and preferred communication methods. With a relatively balanced range of residents from various generations, the City of Boiling Spring Lakes has the benefit of a wide range of perspectives as it charts its future.

POPULATION PROJECTIONS

Population projections can vary widely due to intervening factors such as the strength of the economy, availability of jobs, and housing prices. However, projections are useful for identifying potential challenges and needs that may confront the community in the near future. The location of the City of Boiling Spring Lakes, between Wilmington and Myrtle Beach and a short drive from the coast, provides proximity to regional coastal destinations that continues to make the City and surrounding communities attractive to regional families, retirees, and other new residents alike.

County population projections are provided by the North Carolina State Demographer; however, municipal population projections are not, thus requiring a third-party estimate. The State Demographer’s growth estimate for Brunswick County indicates that growth will occur primarily due to in-migration, led by out-of-state residents

and followed by in-state migration. This trend aligns with the area’s strong appeal as a retirement destination.

The Division of Coastal Management (DCM) recommends the use of the ratio approach to develop population projections for municipalities. By utilizing the NC Office of State Budget and Management (NCOSBM) population projections for Brunswick County, the population projections for Boiling Spring Lakes can be determined. In 2023, the city accounted for 4.12% of Brunswick County’s population. The Division of Coastal Management requires that population projections be calculated for a 30-year horizon. However, for infrastructure planning and other calculations based upon these projections, it is wise to use only a twenty-year projection. Estimates through 2055 were made by Anchorpoint Planning These additional estimates assumed linear growth.

TABLE 2.1: 30-Year Population Projection: Boiling Spring Lakes

Source: NCOSBM and Anchorpoint Planning

Year	2024	2025	2030	2035	2040	2045	2050	2053	2055
Boiling Spring Lakes Growth Projection	6,984	7,212	8,300	9,133	9,883	10,606	11,320	11,769	12,069
Brunswick County	169,448	175,047	201,455	221,669	239,871	257,422	274,760	285,662	292,931
Brunswick Share	4.12%	4.12%	4.12%	4.12%	4.12%	4.12%	4.12%	4.12%	4.12%

Utilizing the ratio approach, in 2045, the population of Boiling Spring Lakes is projected to be 10,606 people based on current population projections for Brunswick County. This reflects an increase of approximately 3,622 people, or about 52%, from the 2024 population of 6,984. In 2055, the population would be expected to reach 12,069, representing a total increase of 5,085 people, or approximately 73%, over the 30-year period.

Yet, if the population projection were based on residential building permits issued in Boiling Spring

Lakes, the estimates would be somewhat higher. Between Fiscal Year 2020–2021 and Fiscal Year 2024–2025, the City issued approximately 626 building permits for homes, averaging about 125 permits per year. Assuming a household size of 1.8 people per unit as the Census currently estimates for the City, this equates to roughly 225 new residents annually. Using this figure, and presuming space remains available for such growth, the population of Boiling Spring Lakes could rise to approximately 13,959 by 2055.

HOUSING

Analyzing the City’s housing stock helps the community, elected officials, and staff understand the range of available housing opportunities and the demand for future housing. Table 2.2 presents the City’s housing occupancy and tenure in 2023. Approximately 85% of the City’s total housing units are occupied, while just over 15% are vacant.

Owner-occupied units account for around 65% of the total housing stock, while renter-occupied units represent a little under 20%. Compared to the statewide renter-occupancy rate of 34% in North Carolina, Boiling Spring Lakes has a meaningfully lower proportion of renter-occupied units.

TABLE 2.2: City of Boiling Spring Lakes: Housing Units by Occupancy

Source: U.S. Census Bureau ACS 2023 5-Year Estimates

Housing Units	Number of Housing Units	Percentage of Housing Units
Total Housing Units	3,454	(x)
Percent Owner-Occupied Housing Units	--	65.0%
Percent Renter-Occupied Housing Units	--	19.9%
Occupied Housing Units	2,932	84.9%
Vacant Housing Units	522	15.1%

The City’s housing stock consists predominantly of single-family houses, which make up 75.6% of homes. Another 22.5% reside in a mobile home or some other type of single-unit housing such as a boat or RV. The remaining 1.9% of the housing stock is reported as multi-family housing. Compared to the state’s housing stock, Boiling Spring Lakes has a significantly higher percentage of single-family homes and mobile homes, with fewer multi-family

housing units. According to 2023 Census data for North Carolina, approximately 10.8% of all housing units are mobile homes or similar, while 18.2% are multi-family units. The data presented in Figure 2.3 is sourced from the American Community Survey 2023 5-Year Estimates, and the total housing units reflect the number of structures built, as shown in Table 2.3.

FIGURE 2.3:

City of Boiling Spring Lakes: Types of Housing Units

Source: U.S. Census Bureau ACS 2017 5-Year Estimates

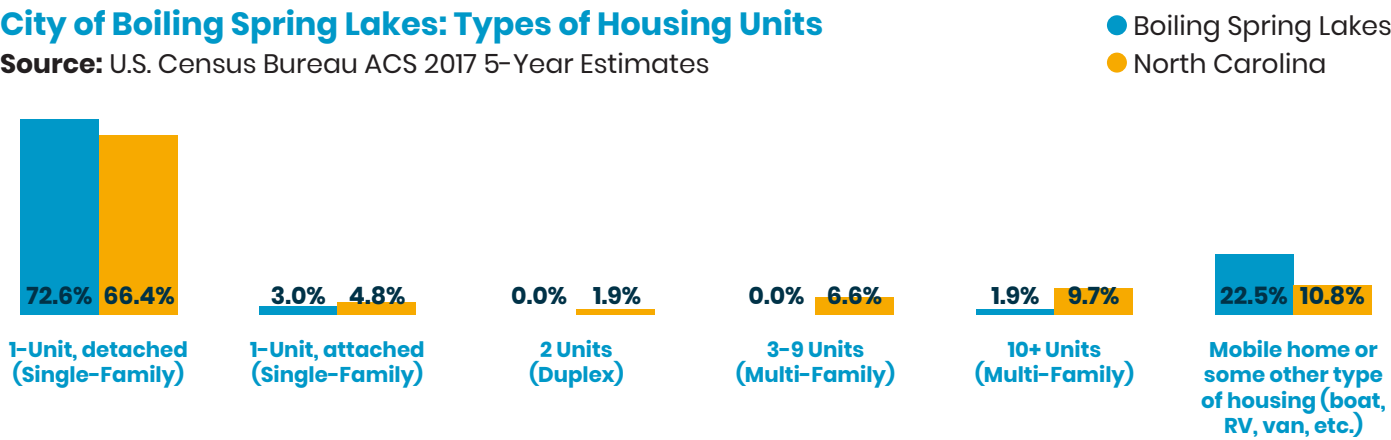


Table 2.3 presents data on the construction years of housing units within the city. The largest percentage of structures were built between 2000 and 2009, with nearly half of the community’s housing stock constructed since the turn of the century. According to ACS data, 160 homes have been built since 2020, presenting approximately 4.6% of the total housing stock as of 2023. It is important to

note that census data does not provide a real-time estimate of total structures built due to delays in permitting, construction, and reporting. However, building permit records from the City indicate that 626 permits for new homes have been approved between the start of the 2020–2021 fiscal year and the end of the 2024–2025 fiscal year, an average of 125 per year.

TABLE 2.3: City of Boiling Spring Lakes: Year House Built

Source: U.S. Census Bureau ACS 2023 5-Year Estimates

Year House Built	Number of Homes Built	Percentage of Homes Built
2020 to 2023	160	4.6%
2010 to 2019	336	9.7%
2000 to 2009	1112	32.2%
1990 to 1999	895	25.9%
1980 to 1989	337	9.8%
1970 to 1979	515	14.9%
1960 to 1969	65	1.9%
1950 to 1959	34	1.0%
1940 to 1949	0	0.0%
1939 and earlier	0	0.0%
Total Structures Built	3,454	100.0%



EDUCATION

The educational attainment of a community is the highest level of education completed and can signal the population’s health, employment, and income levels. A community that possesses higher education levels tends to increase workforce productivity and involvement in society.

TABLE 2.4: City of Boiling Spring Lakes: Educational Attainment
Source: U.S. Census Bureau ACS 2023 5-Year Estimates

Educational Attainment	Number	Percent
Population 25 years and over	4,838	(X)
Less than 9th grade	11	0.2%
9th to 12th grade, no diploma	254	5.3%
High school graduate (includes equivalency)	1,161	24.0%
Some college, no degree	1,564	32.3%
Associate degree	888	18.4%
Bachelor’s degree	690	14.3%
Graduate or professional degree	270	5.6%
High school graduate or higher	4,573	94.5%
Bachelor’s degree or higher	960	19.8%

Among residents aged 25 and older, educational attainment ranges from less than a 9th-grade education to graduate and professional degrees. Approximately 94.5% of the City’s population has earned at least a high school diploma, while nearly 20% have obtained a bachelor’s degree or higher. The percentage of residents with a bachelor’s degree or higher has increased by approximately 2 percentage points since 2013, indicating that individuals have continued to progress in their own education or that more educated individuals have migrated into the community over the past decade.

ECONOMY

Local economic statistics are important for future employers, business owners, and economic development initiatives. Household income is the combined gross income of all members of a household who are 15 years or older. Household income serves as a useful indicator of the City’s standard of living and is often used by lenders to assess financial risk. The median household

income in Boiling Spring Lakes in 2023 was \$59,750, a notable increase of 37.3% from \$43,504 a decade earlier in 2013. This figure is slightly below the state median household income of \$69,904, and the Brunswick County median of \$74,034. The data in Table 2.5 shows a range of incomes, adjusted for 2023-dollar values, suggesting that the City has attracted residents with a range of lifestyles.

TABLE 2.5: City of Boiling Spring Lakes: Household Income
Source: U.S. Census Bureau ACS 2023 5-Year Estimates

Income (inflation adjusted 2023 dollars)	Number of Households	Percentage of Households
Less than \$10,000	305	10.4%
\$10,000 to \$14,999	91	3.1%
\$15,000 to \$24,999	275	9.4%
\$25,000 to \$34,999	135	4.6%
\$35,000 to \$49,999	472	16.1%
\$50,000 to \$74,999	449	15.3%
\$75,000 to \$99,999	381	13.0%
\$100,000 to \$149,999	531	18.1%
\$150,000 to \$199,999	170	5.8%
\$200,000 or more	123	4.2%
Households (estimated)	2,932	100.0%
Median household income (dollars)	\$59,750	--

Housing affordability is an important factor in understanding the City’s economic and residential situation. Table 2.6 presents housing costs as a percentage of household income, specifically examining the burden on homeowners with a mortgage and renters. In Boiling Spring Lakes, there are 1,442 owner-occupied housing units with a mortgage, and 289 of those households, about 20%, spend more than 35% of their income on housing costs. Renters in the City face greater

affordability challenges. Of the 430 renter-occupied units, 162 households, or approximately 37.7%, spend more than 35% of their income on rent. These figures suggest that while a portion of homeowners experience cost burdens, renters are disproportionately affected by housing affordability issues. This disparity may influence future housing needs and development priorities in the City.

TABLE 2.6: City of Boiling Spring Lakes: Housing Costs as a Percentage of Household Income**Source:** U.S. Census Bureau ACS 2023 5-Year Estimates

Industry	Number	Percentage
Owned Units with a Mortgage	1,442	--
Over 35 Percent	289	20.0%
Rented Units	430	--
Over 35 Percent	162	37.7%

Table 2.7 shows the number and percentage of people employed in different industries within Boiling Spring Lakes. The City has approximately 2,941 residents aged 16 and older who participate in the workforce. As of 2023 the largest industry employing residents of the City was transportation, and warehousing, and utilities, which employs 15.2% of the working population. Construction followed at 15.1%, and educational, health and

social services ranked third at 12.5%. Ten years prior, in 2013, educational services, and health care and social assistance held the largest share of the workforce at 19.6%, while educational, health, and transportation and warehousing, and utilities was ninth at 4.6%. This data identifies the City as having a diversified and dynamic job market, which is benefitting from the region's development boom through increased career opportunities.

TABLE 2.7: City of Boiling Spring Lakes: Employment by Industry**Source:** U.S. Census Bureau ACS 2023 5-Year Estimates

Industry	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	32	1.1%
Construction	443	15.1%
Manufacturing	256	8.7%
Wholesale trade	95	3.2%
Retail trade	311	10.6%
Transportation and warehousing, and utilities	446	15.2%
Information	133	4.5%
Finance, insurance, real estate, rental and leasing	107	3.6%
Professional, scientific, management, administrative, and waste management services	336	11.4%
Educational, health and social services	367	12.5%
Arts, entertainment, recreation, accommodation and food services	231	7.9%
Other services (except public administration)	65	2.2%
Public administration	119	4.0%
Civilian employed population 16 years and over	2,941	--

Brunswick County’s continued regional growth is expected to keep the City’s key employment sectors strong. The demand for local labor remains high for both development and the infrastructure that supports that growth. Furthermore, as more people move to the area, the need for healthcare

and education workers increases to meet their daily needs. Boiling Spring Lakes is positioned to capitalize on this trend; by maintaining its quality of life while staying affordable, it can remain an attractive community for the regional workers who fill these essential roles.

SUMMARY



From 2020 to 2023,
the city’s
population grew by

17.5%

The city’s
median age is

46.8

years, somewhat
older than the state
median of 39.1

Brunswick County, where
Boiling Spring Lakes is
located, is the fastest
growing county in North
Carolina, growing

17.4%

between 2020 and 2023

Population projections
for Boiling Spring
Lakes range from
approximately

12,000 to 14,000

by 2055, depending on
growth assumptions



More than
THREE QUARTERS
of the city’s housing
units are single-
family homes

Median household
income in Boiling
Spring Lakes was

\$59,750

in 2023, slightly
lower than the North
Carolina median



The largest
employment sectors
include transportation,
and warehousing, and
utilities, construction,
and educational, health
and social services.



Source: City of Boiling Spring Lakes and Residents



IMAGINE 2040

COMPREHENSIVE PLAN

Charting the Course for Boiling Spring Lakes

CITY OF
BOILING SPRING LAKES



www.anchorpointplanning.com



**Planning Board Meeting Minutes
September 9, 2025
City Hall – 6:30 PM.**

A. Call to Order

The meeting was called to order by Chair Launderville at 6:00 PM.

B. Pledge of Allegiance

The Pledge of Allegiance was recited.

Attendance

Lucille Launderville
Sharon Zakszeski
Travis Cruse
Carrie Moffett
Stephanie Bodmer
David Van der Vossen
Chris Sekula

Assistant Manager Nicole Morgan
City Clerk Tanya Shannon
Anchorpoint Planning, Wes MacLeod

C. Approval of Agenda

A motion to approve the Agenda was made by Ms. Bodmer and seconded by Ms. Zakszeski.
Vote 5-0; Motion Carried.

D. Potential Conflict of Interest/Association Disclosure

If any Board member knows of any conflict of interest or association with any item on this agenda, please so state at this time. None stated.

E. Approval of the Minutes

A motion to approve the minutes from the August 12, 2025, meeting was made by Ms. Bodmer and seconded by Mr. Cruse. **Vote 4-0; Motion carried.** (Ms. Moffett abstained since she was not present at the August 12th meeting.)

F. Public Comment —None

G. Old Business

1. UDO Text Amendment – TX-2025-04, Various Amendments Addressing Procedures, Clarifying Dimensional & Design Requirements, and Modifying the PRD District Standards & Plan Consistency.

The Planning Board thoroughly reviewed the amendments during their meeting on August 12, 2025. The feedback and revisions suggested by the Board have been incorporated into the updated draft. Mr. MacLeod went over the revised draft. Mr. Van der Vossen asked about the accuracy of the statement, "The normal water level for Patricia Lake is thirty-one (31) feet above sea level." Ms. Morgan will look into this matter and provide additional information. The board did not have any other concerns with the updated revisions.

A motion was made by Ms. Bodmer to recommend approval to the Board of Commissioners for the Various Amendments Addressing Procedures, Clarifying Dimensional & Design Requirements, and Modifying the PRD District Standards, along with approval of the Plan Consistency Statement, and seconded by Ms. Zakszeski. ***Vote 5-0; motion carried.***

2. UDO Text Amendment – TX-2025-05, Amendment for the Inclusion of Conditional Zoning & Plan Consistency.

Mr. MacLeod provided an overview of the Conditional Zoning process, noting that while the city has a PUD procedure, it currently lacks legal tools for conditional zoning. A public forum is required for developers to engage with the community. Then, the standard process will be to go through the Planning Board with a recommendation to the Board of Commissioners (BOC). Concerns were raised by Chair Lucille about mixed-use developments, emphasizing the importance of commercial use, but she was concerned about allowing residential uses in the commercial district. Ms. Sekula inquired about existing procedures, and Mr. MacLeod confirmed that the current PUD procedures are in place. Mr. Van Der Vossen suggested increasing the notification radius from 200 feet to 500 feet, which Mr. MacLeod agreed to revise. Discussion ensued regarding transparency and public input, and Mr. MacLeod assured that these amendments would promote community engagement.

A motion was made by Ms. Zakszeski to recommend approval to the Board of Commissioners of the UDO Text Amendment to include Conditional Zoning, including the amendment for the 500-foot notification requirement and approval of the Plan Consistency Statement, and was seconded by Ms. Bodmer. ***Vote of 5-0; Motion Carried.***

H. New Business

Comprehensive Land Use Plan (LUP)– Scope of Work, Survey Review, and Workplan Overview.

Mr. MacLeod presented an overview of the 2025 Comprehensive Plan and discussed the timeline for implementation. Information will be provided a month in advance, with both hard copies and digital formats available. The draft community survey was reviewed. Proposed changes included:

- Changing the term “town” to “city” in question #2.
- Adding an open-ended question: "What else would you like for us to know on the Community Survey?"
- Addressing traffic calming/ safety issues.

Ms. Morgan noted that the last plan was established in 2017, and the updated land use map will follow this revision.

I. Other Business- None reported.

J. Announcements

Ms. Sekula announced she would not be present for the next meeting.

Ms. Bodmer thanked everyone for their cooperation and for allowing Robert to film the meeting before last.

K. Adjourn

A motion was made by Ms. Zakszeski to adjourn the meeting and was seconded by Ms. Moffett. ***Vote 5-0; motion carried.***

– 8:10 p.m.

Respectfully submitted by City Clerk, Tanya Shannon.



City of Boiling Spring Lakes

9 East Boiling Spring Road
Southport, NC 28461

STAFF REPORT

Agenda Date:

November 10, 2025

Title:

Text Amendments - UDO Article 7, Section 7-9 – Access and Driveways

Department(s):

Assistant City Manager/Planning & Zoning Dept./Stormwater Dept.

Background Information:

The City has initiated an amendment to the current driveway construction policies in Article 7, Section 7-9 of the City's Unified Development Ordinance. Under the existing policy for driveway connections to City streets, applicants are responsible for purchasing the driveway culvert and material, while City staff evaluate the site, determine the culvert size and materials required, and complete the installation once materials are on site. The proposed amendment will shift the responsibility for both the purchase **and** installation of the culvert and materials to the applicant, while maintaining the City's role in site evaluation, design approval, and compliance verification.

The current requirement that driveway connections to City streets be performed by City staff imposes a significant operational burden on City resources, particularly in terms of labor and equipment. Additionally, with increasing demand for residential driveway connections, the City has identified a need to streamline the process for property owners and reduce operational burden on the City. The proposed amendments include a new review process, with the City Stormwater Engineer overseeing all design reviews and ensuring that all driveway connections meet stormwater management requirements as part of the permitting process.

Financial Impact:

There is no financial impact at this time.

Recommendation:

Staff recommends approval of the proposed amendments based upon research, the City of Boiling Spring Lakes Comprehensive Land Use Plan, and other adopted plans and policies.

Attachments:

Proposed Text Amendments: Article 7, Section 7-9 – Access and Driveways
Plan Consistency & Reasonableness

Proposal:

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

Sec. 7-9 – Access and driveways.

7-9-4 - Driveway connections to city streets.

No person shall locate, establish, construct, replace, modify, install, or substantially reconstruct a private driveway or culvert without first filing an application and obtaining a permit which shall be issued by the City Stormwater Department. ~~No driveway shall be connected to the city street system without a permit which shall be issued by the UDO administrator.~~ With the exception of permit applications accompanied by certified engineer/surveyor drawings that have been approved by the City Stormwater Engineer, the following shall be applicable for all driveway connections ~~approved for driveways~~ abutting City-owned streets:

Permit application shall be signed by the property owner and shall include a drawing depicting the location and orientation of the proposed driveway and culvert in relation to the property and adjacent road. Property owner shall be responsible for the cost, installation, maintenance, and upkeep of culverts installed under this section. ~~All costs (labor, material, permit cost) shall be borne by the property owner.~~

~~Driveway culverts without abutments shall be either metal pipe (fully galvanized), or plastic high density polyethylene pipe with a diameter of at least twelve (12) inches and a length of twenty (20) feet, as determined by the public works department, prior to the issuance of a permit. Plastic culvert pipe (HDPE) must be smooth core with a rib outer wall forming a double wall type of construction.~~

Prior to issuance of the permit, the City Stormwater Department shall determine the proper type, diameter, and length of the culvert. The City Stormwater Department shall make a determination on whether head walls and end walls are to be used. All open pipe culvert inlets and outlets shall be stabilized with rip-rap to prevent bank erosion.

Culverts must be constructed of corrugated aluminum alloy pipe or high-density polypropylene pipe, except for connections to NCDOT roads, and shall be a minimum of 18 inches, unless otherwise approved by the City Stormwater Department. In some instances, due to minimal cover, or flow capacity, elliptical or arch pipes may be necessary. Multiple pipes may be used as an alternate to provide minimal cover or additional flow capacity but shall only be used in cases where all other culvert pipe shapes/sizes have been deemed inadequate.

The length of the culvert shall extend at least 12 inches beyond the edge of the driveway with a minimum width of 18 feet. For any driveway width less than 18 feet, the culvert shall extend a minimum of 24 inches on both sides, or meet the width of any required end treatment.

Head/end walls or flared sections are required under the following conditions:

1. Where the culvert is exposed and longer than 20 feet;
2. Where the driveway is elevated above grade by more than 12 inches;
3. Where erosion is evident or likely at the inlet or outlet;

4. Where the City Stormwater Department determines a safety hazard exists, or where bank erosion may occur.

Head/end walls and culvert end treatments shall meet the following requirements:

1. Precast or cast-in-place concrete;
2. Head/end walls shall not extend higher than 6 inches above finished driveway grade;
3. Head/end walls shall be constructed with wingwalls to promote flow direction, prevent bank erosion and support the surrounding road and driveway structures;
4. Approved manufactured flared end sections;
5. Riprap shall be required around the culvert inlet/outlet to prevent erosion. The average rock diameter size shall be 6 inches to 8 inches for 18 inch pipes. Pipes larger than 18 inches shall have a minimum stone diameter size of 10 inches to 14 inches.
6. Side slopes around culverts and end treatments shall not exceed 3:1 (H:V) unless approved by the Stormwater Department. In such cases, permanent stabilization methods (matting, sod, stone, etc.) shall be used to prevent ditch slope erosion.

~~Any design wherein a paved surface (either concrete or asphalt) driveway abuts or passes over the city right-of-way must be approved in detail by the public works department prior to the issuance of a permit prior to construction.~~ Upon issuance of a permit, the property owner may install the required driveway connection. Prior to covering, the property owner shall request an inspection to be conducted by the City Stormwater Department. The following must be visible and verifiable at the time of the inspection:

1. Correct pipe size and material;
2. Confirmed slope and flow direction;
3. Matching invert elevations with ditch flowline;
4. End treatments, if required;
5. No debris or blockages within the pipe.

In no event shall any driveway connection interfere with the normal street drainage system or the grade level of the street abutting such driveway.

~~The maintenance of driveways and culverts shall be the responsibility of the property owner.~~ Any person who installs a culvert under this section shall be responsible for repairing any damage to any sidewalk, street, or roadway caused by the construction.

Any driveway connection or associated grading activity conducted upon land with a slope greater than 12% shall require the certification of a licensed professional engineer that such activity will not result in destabilization or erosion of any city-owned road. No grading or land activity shall result in any sediment or erosion onto city-owned roads. Any party causing such activity shall be liable for the costs of remediation of such action as well as civil penalties set forth in the City's Fee Schedule.

Driveways constructed in violation of this section may be removed by the ~~Boiling Spring Lakes public works department~~ City and such action on the part of a property owner shall constitute a violation of this ordinance.

~~With the exception of driveway connections that have been designed by certified engineers/surveyors, and work performed as part of an approved stormwater management plan, all~~

~~driveway connections will be checked for elevation by the city of Boiling Spring Lakes public works department and the ditch area shall be prepared by said personnel for the culvert installation. Installation of the culvert will be completed by the Boiling Spring Lakes public works department. The culvert to be used and the material to cover the pipe must be at the location prior to the site preparation.~~

For permit applications that are accompanied by certified engineer/surveyor drawings that have been approved by the City Stormwater Engineer, ~~When work on driveway connections is performed by someone other than the public works department,~~ property owner shall submit a written certification from a licensed professional indicating the culvert was installed at the correct elevation prior to issuance of a certificate of occupancy.

Repair or modification of existing driveways resulting in changes to the size or location of the existing driveway shall be subject to meeting new construction standards.

7-9-5 Driveway abutments.

~~A building permit shall be required for construction of an abutment.~~ A zoning permit shall be required for all driveway abutments, which shall be approved by the City Stormwater Engineer.

Where the height of a driveway connection exceeds four (4) feet in height, along any point of the span, prior to issuance of a zoning permit, a professional engineer must certify that the construction plans are both sufficient to maintain structural integrity and the stormwater flow is unobstructed adjacent to the driveway.

Abutments shall be made with concrete blocks, poured concrete or brick similar to brick used on homes.

Distance between abutments shall not exceed the length of the culvert, outside to outside measurement, so as not to cover ditch pipe.

Abutments shall not extend more than two (2) feet from centerline of pipe toward roadway.

Mailboxes, paper boxes, etc., shall not be a part of the abutment.

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) _____ 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 mitigate flooding and improving efficiency and sustainability of development.
- (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) _____ Motion to Recommend Denial (B) _____

(For _____ Against _____ Abstained _____)



City of Boiling Spring Lakes

9 East Boiling Spring Road
Southport, NC 28461

STAFF REPORT

Agenda Date:

November 10, 2025

Title:

Text Amendment - UDO Article 7, Section 7-40 – Lot Drainage Plan

Department(s):

Assistant City Manager/Planning & Zoning Dept./Stormwater Dept.

Background Information:

The City has initiated an amendment to regulate stormwater runoff on standalone lots and to establish a minimum finished floor elevation (FFE) for new single-family and two-family residential construction. The proposed amendments are designed to provide a systematic approach to managing stormwater runoff in an effort to promote public safety, safeguard against flood damage, and provide enhanced protection to property owners where new development is constructed in existing neighborhoods.

Currently, the City has an interlocal agreement to regulate stormwater in accordance with the provisions of the Brunswick County Stormwater Ordinance. This agreement is an essential tool for coordinating efforts to reduce flooding and manage stormwater runoff. However, the provisions in the ordinance are only triggered in the following instances:

- Non-residential new development
- Non-residential redevelopment that increases impervious surface
- Development that disturbs greater than 1 acre
- Development that proposes 10,000 square feet or more of impervious surface
- Residential development or related disturbance within 30 feet of the banks of a natural stream or water body
- Residential development where the site will be filled, graded, or excavated thereby changing the elevation of a location by more than four (4) inches

Because single-family and two-family residential construction on standalone lots typically do not meet the thresholds for County enforcement, lot drainage plans would help ensure that each new single-family or two-family home constructed on a standalone lot is designed to properly manage stormwater runoff on-site, even in the absence of County enforcement.

The proposed plan requirement also establishes a minimum finished floor elevation (FFE) of 2 feet higher than highest adjacent grade, or the crown of the roadway (whichever is higher). Requiring the finished floor be elevated mitigates flood risks while still allowing flexibility in construction practices. While a raised finished floor elevation encourages the use of elevated foundations (crawlspaces, stem walls, piers), it does not outright ban the use of slab-on-grade construction. Since slab-on-grade foundations are generally built at or near ground level, the building site would need to be raised to the required elevation through the use of fill. While slab-on-grade foundations would still be possible with the proposed FFE requirement, raised foundations would naturally create the necessary clearance to meet the 2 foot higher FFE requirement without requiring as much fill and grading.

The lot drainage plans would be reviewed by the City Stormwater Engineer as part of the permitting process to ensure the finished floor is at the correct elevation, runoff is directed away from foundations and neighboring properties, grading and drainage infrastructure are designed and installed to minimize the impact of construction on the surrounding environment, and the development does not contribute to increased flooding risks to infrastructure, such as streets and storm drains. Approval of the lot drainage plan would be required prior to issuance of the building permit.

Financial Impact:

There is no financial impact at this time.

Recommendation:

Staff recommends approval of the proposed amendments based upon research, the City of Boiling Spring Lakes Comprehensive Land Use Plan, and other adopted plans and policies.

Attachments:

Proposed Text Amendment: Article 7, Section 7-40 - Lot Drainage Plan
Plan Consistency & Reasonableness

Proposal:

Proposed language is identified by underlined text.

Sec. 7-40. – LOT DRAINAGE PLAN

Sec. 7-40-1. – Purpose

The purpose of this section is to ensure that development on individual residential lots does not result in adverse stormwater impacts, such as flooding, erosion, or nuisance drainage, and that proper grading and drainage infrastructure are incorporated into site design. Stormwater runoff shall not be discharged onto adjacent property in a manner that causes flooding or erosion, and the alteration of existing drainage patterns shall not obstruct drainage flow.

Sec. 7-40-2. – Applicability

A drainage plan shall be required for all new single-family & two-family residential construction on standalone lots, and for projects on residentially zoned lots that introduce more than 400 square feet of new impervious surface.

Sec. 7-40-3. – Plan Submission Requirements

A drainage plan shall be submitted as part of the building permit application. Drainage plans shall be approved by the City Stormwater Department and must include, at a minimum:

(A) Site Information

- a. Lot address and parcel ID number;
- b. Property lines, easements, and setback lines;
- c. Location and footprint of proposed and existing structures;
- d. Location and dimensions of driveways, walkways, patios, and other impervious areas;
- e. North arrow and scale;
- f. Total square footage and percentage of site comprised of impervious surfaces;
- g. Existing and proposed ground elevations, shown via spot elevations or contour lines at 2-foot intervals.
- h. Elevation of the crown of the roadway(s).

(B) Drainage Features

- a. Existing and proposed stormwater flow directions;
- b. Location, dimensions, and invert(s) of proposed drainage infrastructure, including:
 - i. Graded swales;
 - ii. Culverts;
 - iii. Ditches;
 - iv. Inlets, where applicable;
- c. Points of discharge or tie-in to public or natural drainage systems;
- d. Location and spot elevation(s) of any low points or areas of potential water ponding.

(C) Elevation Standards

- a. Finished Floor Elevation (FFE) and proposed grades directly next to the building. The FFE of any habitable structure must be at least 2 feet above the highest adjacent grade, or the crown of the roadway (whichever is higher). Property subject to this requirement shall be permitted to increase the building height requirement of the district in which they are located by 2 feet. Existing structures shall not be subject to this rule and shall not be considered to be a nonconformity.
 - i. Properties within a Special Flood Hazard Area, as shown on the Flood Insurance Rate Maps (FIRMs) for the City of Boiling Spring Lakes, shall meet the requirements of the City's Flood Damage Prevention Ordinance.

(D) Erosion and Sediment Control

- a. Temporary erosion control measures shall be installed and maintained during construction, including but not limited to:
 - i. Silt fencing: Shall be installed at the perimeter of construction sites, around disturbed slopes and stockpiles, and at all existing and proposed stormwater features to capture sediment before it can leave the site. Installation shall happen before major soil disturbance occurs and shall continue until the site is permanently stabilized. Install silt fence on contour, 18 to 24 inches in height, trenched six (6) inches wide by six (6) inches deep and posts set at six (6) feet on center (4 feet on center without wire backing). Maintain regularly and remove sediment when it reaches one-third the height of the fence.
 - ii. Inlet protection: Provide inlet protection at all new or existing drains using pine bags, gravel bags, block and gravel, or approved inserts with overflow. Maintain regularly and clean when sediment reaches one-third of capacity.
 - iii. Construction entrance stabilization: Construct stabilized entrance a minimum of 20 feet long by 10 feet wide with 6 inches thick of 2 to 3 inch washed stone placed over geotextile fabric. Sweep streets daily or as needed to remove tracked sediment (do not wash into inlets).

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) _____ 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 mitigating flooding 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) _____ Motion to Recommend Denial (B) _____

(For _____ Against _____ Abstained _____)



City of Boiling Spring Lakes

9 East Boiling Spring Road
Southport, NC 28461

STAFF REPORT

Agenda Date:

November 10, 2025

Title:

Text Amendment - 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.

Financial Impact:

There is no financial impact at this time.

Recommendation:

Staff recommends approval of the proposed amendments based upon research, the City of Boiling Spring Lakes Comprehensive Land Use Plan, and other adopted plans and policies.

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) _____ 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) _____ Motion to Recommend Denial (B) _____

(For _____ Against _____ Abstained _____)