



City of Boiling Spring Lakes
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Planning Board Workshop
January 21, 2023
9:00 A.M. ~ City Hall

CALL TO ORDER:

The Planning Board meeting was held at City Hall on Jan 21, 2023. Chris Frazer, called the workshop to order at 9:00 A.M.

ATTENDANCE:

Members Present: Lucille Launderville, Sharon Zakszeski, Carrie Moffett, Stephanie Bodmer, David Van der Vossen, Chip Hering, Travis Cruse

Members Absent:

Staff Present:

Gordon Hargrove, City Manager
Mark Bloomer, Planning & Zoning Administrator
Suzanne Price, Administrative Assistant
Chris Frazer, Assistant to City Manager
Ruth Bek, Chief Codes Enforcement Officer, Building Inspections

Chris Fraser called the meeting to order. He introduced Gorgon Hargrove and Mark Bloomer and welcomed everyone.

AGENDA:

A motion was made by Sharon Zakszeski, and seconded by Stephanie Bodmer, to approve the Jan 21, 2023 workshop agenda.

Motion carried 5-0

McKay Siegel of East/West Partners presented a power point slide presentation on Choosing a developers. Giving insights on what to look for and what to be aware of. Mr. Siegel suggested the Planning Board read *Walkable City* by Jeff Speck. Mr. Siegel talked about character of what was being designed and built. ‘Don’t be afraid of Development. Be afraid of bad Development.’ He discussed economics, stating “a mile of road costs a mile of road whether it’s got one house or 100 houses.” He also spoke on preserving the environment, save the trees. As far as the traffic, “build house closer to where people want to go anyways.” Mr. Siegel encouraged the city to be open to the “Hipsters”, telling on how they have helped to bring in business to cities in the past. Mr. Siegel reiterated that storm water can be

costly if not managed properly.

Staff Report given by Mark Bloomer.

Chris Frazer explained the DOT Activity to everyone there. At that point everyone was encouraged to go around and use their dots to vote on what they wanted to see or use in a City Center Master Plan.

PUBLIC COMMENT:

Reid Keys 1811 Raeford Road, stated that Highway 87 is a NC DOT road and having a City Center on both sides would be hard. Reminded to be aware of the traffic and how turns would affect it.

David Mammay 911 Palmetto Rd, stated that the city should look at samples of cities that have created city centers. He also spoke about planning and how to go forward without being over loaded. Move forward just be cautious on how it is done.

Todd Auburn talked about concerns along Highway 87. He also spoke in favor of development and the development of the City Center.

Sharon Zakszeski wished grocery store had been on the dot activity.

Carrie Moffett thanked everyone for coming out and participating.

Chris Frazer Thanked everyone for attending and their participating.

A motion was made by Sharon Zakszeski, and seconded by Chip Hering, to adjourn the meeting at 10:45 A.M.

Motion carried 5-0

*Respectfully submitted by,
Suzanne Price*