



**City of Boiling Spring Lakes**  
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**Planning Board**  
**April 12, 2022**  
**7:00 P.M. ~ City Hall**

**CALL TO ORDER:**

The Planning Board meeting was held at City Hall on April 12, 2022. Chairman, Lucille Launderville, called the meeting to order at 7:00 p.m.

**ATTENDANCE:**

**Members Present:**

Lucille Launderville, Sharon Zakszeski, Joan Kinney, Carrie Moffett, Chip Hering, Stephanie Bodmer

**Members Absent:**

Michael Magee – excused

**Staff Present:**

Nicole Morgan, Planning & Zoning Administrator  
Suzanne Price, Administrative Assistant

**AGENDA:**

**A motion was made by Joan Kinney, and seconded by Sharon Zakszeski, to approve the April 12, 2022 agenda.**

**Motion carried 5-0**

**MINUTES – February 8, 2022**

**A motion was made by Chip Hering and seconded by Sharon Zakszeski, to approve the minutes of the February 8, 2022 meeting.**

**Motion carried 4-0**

**Abstained - Carrie Moffett**

**PUBLIC COMMENT:**

None.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Major Site Plan – The Lakes Golf Clubhouse 2022 Submission – Parking Lot Landscaping**

Mr. Roger Duton owner of The Lakes Golf Course spoke, explained that they wanted to get approval to move forward with as little change or disturbance as possible.

Nicole Morgan explained to the Board that there had been a site plan review in 2020 and the previous Planning Board member had waived the parking lot landscaping. She went on to explain that the property was sold and a new plan was submitted. Ms. Morgan explained that the site plan is in preliminary review and this is for the parking lot landscaping only. Ms. Morgan informed the Board that the original club house is on the lake front and the new club house would be located across South Shore Dr. She stated that it meets the requirements of the UDO Article 7 Section 7.32 (A) (5) with the facility being for recreation. She also noted that all the surrounding areas was grassy and landscaped.

Joan Kinney requested to move that the Board wave the parking lot landscaping Sharon Zakszeski 2<sup>nd</sup> .

**So Moved 5-0**

**Discussion:**

Lucille Lauderville explained to the Board that they all received a copy of the Comprehensive Land Use Plan (CLUP), and it is a guide for the Planning Board to use. There was discussion on ways to attract new business to the City. Questions about why businesses are not coming into the city were asked. Ms. Morgan explained that some of the issues could be that a lot of land on Highway 87 is/has wetlands. The Army Corp of Engineers would then have to be involved in any development. Ms. Lauderville asked the Board read over the CLUP so that they would be able to discuss at the next meeting.

**Announcements:** Lucille Lauderville welcome Carrie Moffett to the Board. Nicole Morgan announced that this was her last meeting, that she was leaving the city.

**A motion was made by Sharon Zakszeski, and seconded by Chip Hering, to adjourn the meeting at 7:39 P.M.**

**Motion carried 5-0**

*Respectfully submitted by,  
Suzanne Price, Administrative Assistant*