



**City of Boiling Spring Lakes**  
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**Planning Board**  
**October 18, 2022**  
**5:30 P.M. ~ City Hall**

**CALL TO ORDER:**

The Planning Board meeting was held at City Hall on October 18, 2022. Chairman, Lucille Lauderville, called the meeting to order at 5:30 p.m.

**ATTENDANCE:**

**Members Present:** Lucille Lauderville, Sharon Zakszeski, Chip Hering, Carrie Moffett, Stephanie Bodmer

**Members Absent:** Joan Kinney excused

**Staff Present:**

Mark Bloomer, Planning & Zoning Administrator  
Suzanne Price, Administrative Assistant

**AGENDA:**

**A motion was made by Sharon Zakszeski, and seconded by Stephanie Bodmer, to approve the October 18, 2022 agenda with the addition to change next meeting date.**

**Motion carried 5-0**

**PUBLIC COMMENT:**

None.

**NEW BUSINESS:**

1. Discussion – Current and future zoning and land use along Highway 87  
Interim City Manager Mike Hargett presented a Power Point titled “Current Zoning and Land Use along Highway 87.” The PowerPoint consisted of key information about the parcels on Highway 87. It show the zoning district and the uses for the parcels. It also included a Zone for City Center from the Comprehensive Land Use Plan. There was discussions on where the City Center District should be and what appearance the city would like for it to have. Identifying the City Center would call for some rezoning of areas. There is tables in the UDO listing what is allowed in the Commercial district and what

would be allowed in the City Center District. There was a discussion about what issues needed to be addressed. Some of things needing to be addressed are ideas to be given to a consultant, what the city can do to bring business in. What are some of the issues keeping businesses out? Discussions on the parcels located on HWY 87 being in wetlands and what of those parcels are buildable. Research on getting a 404 map from Army Corp of Engineers. It was also discussed about sewer and county water along HWY 87. What in the UDO discourages business from coming to the city? The planning board agreed that there needs to be more flexibility and enhancements for builders and businesses. There was mention of the setbacks and difficult parking requirements. The board agreed that wide sidewalks for outdoor dining would be nice. Discussions on how outreach could be done. Economic development, public information and open communication with the public. Discussion on the importance of supporting businesses already in the city. There was also discussion about decisions being made quickly and the planning board being easy to work with. The planning board would also like to see developers meeting with surrounding community.

There was a discussion about the city possibly joining the Southport Oak Island Chamber of Commerce. The Board asked Commissioner Sherwood to speak to the Board of Commissioners about it.

2. Postpone the next meeting until Nov 15, 2022, due to Nov 8, 2022 being Election Day.  
**A motion was made by Stephanie Bodmer, and seconded by Carrie Moffett, to approve the date change from Nov 8 to Nov 15.**  
**Motion carried 5-0**

**Announcements:** Mike Hargett announce to the Planning Board that the Grants committee had been given the okay by the Board of Commissioners to look for grants to help with the City Center Master Plan. The first part of the grant would help pay for the design portion of the master plan. The 2<sup>nd</sup> part of the grant relates to the engineers design portion. Grants can help to pay for the infrastructure.

**A motion was made by Sharon Zakszeski, and seconded by Chip Hering, to adjourn the meeting at 6:45 P.M.**

**Motion carried 5-0**

*Respectfully submitted by,  
Suzanne Price, Administrative Assistant*