



**City of Boiling Spring Lakes**  
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**Planning Board**  
**October 11, 2022**  
**6:30 P.M. ~ City Hall**

**CALL TO ORDER:**

The Planning Board meeting was held at City Hall on Oct 11, 2022. Chairman, Lucille Lauderville, called the meeting to order at 6:30 p.m.

**ATTENDANCE:**

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

**Members Absent:** Michael Magee excused

**Staff Present:**

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

**AGENDA:**

**A motion was made by Chip Hering, and seconded by Sharon Zakszeski, to approve the October 11, 2022 agenda.**

**Motion carried 5-0**

**MINUTES – Sept 13, 2022**

**A motion was made by Chip Hering and seconded by Sharon Zakszeski, to approve the minutes of the Sept 13, 2022 meeting.**

**Motion carried 5-0**

**PUBLIC COMMENT:**

Mr. Todd Ausborn of 948 North Shore Dr. Southport, NC, requested the Planning Board revisit the setback for accessory structures. He would like them to be 5 ft. off the side property line and 5 ft. off the back property line. It was explained that he could always apply for a variance.

Commissioner Kimberly Sherwood asked that the Planning Board to take over the zoning of the Center

City District.

**OLD BUSINESS:**

1. **GROCERY STORE INFO:** Mark Bloomer reported there have been no new developments on the grocery store.
2. **WETLANDS INFO:** Mark Bloomer reported that he has not received any information and he is still researching.

**NEW BUSINESS:**

**1. Presentation on the Future of Highway 87 and Boiling Spring Lakes**

Adrienne M Cox	Patrick Flanagan
Division Planning Engineer	Regional Planner
NCDOT	Cape Fear Council of Gov.

Ms. Adrienne Cox with NCDOT and Mr. Patrick Flanagan with the Cape Fear Council of Government (COG) presented a PowerPoint on Transportation Update Highlighting NC 87. They explained about the current projects in Brunswick County. They presented the NCDOT Funding Overview, and explained how the State Transportation Improvement Plan (STIP) works. Projects that a city or town wants to be review has to be in by next summer for the 2022-2025STIP schedule. Ms. Cox explained that projects are added every 2 years. Mr. Flanagan said that the Rural Planning Organizations (RPO) would come in and do traffic study on Highway 87 and Fifty Lakes Dr. The Board was telling about how dangerous the intersection at HWY 87 and Fifty Lakes Dr. is. They shared information about the funding as of August 2022 and where the money comes from. They explained how project are scheduled and how projects were prioritized. There is a scoring process that everything submitted by RPO, Divisions and Metropolitan Planning Organization (MPO) goes through. The decisions are based on a Strategic Prioritization Office of Transportation (SPOT) review. The SPOT review checks Statewide Mobility, Regional Impact, and Division Needs. Ms. Cox showed some projects that are/were being looked at within the city. Mr. Flanagan stated that the city could request for traffic count to be done at no cost to city. The members of the request that those counts be done. They talked about how Highway 87 would become a 3 or 4 lane highway in time. They explained when looking at a Center City Zone that it would be better for the city to have a standard design engineered cost estimate to show the cost of project.

**Discussion:**

**Announcements:** There will be a special meeting on Oct 18, 2022 at 5:30 to discuss the current and future zoning and land use on Highway 87. There will also be additional meeting to work on the City Center Master Plan.

**A motion was made by Joan Kinney, and seconded by Carrie Moffett, to adjourn the meeting at 7:52 P.M.**

**Motion carried 5-0**

*Respectfully submitted by,  
Suzanne Price, Administrative Assistant*